



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, June 4, 2025

9:00 AM

Room 3024

This meeting will be held In-Person. The public may email eplandesk@seminolecountyfl.gov to request a Teams link to attend in “listen only” mode. Items listed as “Comments Only” will not be discussed at the meeting.

The meeting is scheduled to begin promptly at 9:00AM. Each item will be scheduled for a duration of 20 minutes unless otherwise indicated. Schedule may be re-arranged in the event of earlier availability. Please arrive 15 minutes prior to your scheduled meeting in case of earlier availability.

DRC & PRE- APPLICATIONS

9:00AM (IN PERSON) WAYSIDE PD AMENDMENT - PRE-APPLICATION

[2025-527](#)

Project Number: 25-80000062

Project Description: Proposed PD Amendment for a mixed use development on 1.07 acres located on the east side of International Pkwy, south of Wayside Dr

Project Manager: Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)

Parcel ID: 30-19-30-300-0450-0000++

BCC District: 5-Herr

Applicant: David Stokes (407) 629-8330

Consultant: N/A

Attachments: [APPLICATION](#)
[COMMENTS](#)

COMMENTS ONLY (NO MEETING SCHEDULED)

CITY CHURCH HIGH SCHOOL - PRE-APPLICATION**[2025-523](#)****Project Number:** 25-80000058**Project Description:** Proposed Site Plan for a high school on 1.85 acres in the OP Zoning District located on the east side of Orange Blvd, south of Wilson Rd**Project Manager:** Tiffany Owens 407-665-7354
(towens04@seminolecountyfl.gov)**Parcel ID:** 30-19-30-300-002E-0000**BCC District:** 5-Herr**Applicant:** Kelvin Hill (407) 321-9600**Consultant:** Jesse Burris (407) 874-0667**Attachments:** [APPLICATION](#)
[COMMENTS](#)**FARM DISTILLERY - PRE-APPLICATION****[2025-524](#)****Project Number:** 25-80000060**Project Description:** Proposed Site Plan for a farm distillery on 12.44 acres in the A-1 Zoning District located on the north side of Chapman Rd, west of SR 434**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 21-21-31-300-0150-0000**BCC District:** 1-Dallari**Applicant:** Mitch Patel (321) 303-3230**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**SMITH PROPERTY - PRE-APPLICATION****[2025-525](#)****Project Number:** 25-80000061**Project Description:** Proposed Site Plan for an alligator processing facility on 4.83 acres in the A-1 Zoning District located on the east side of Mellonville Ave, south of Palm Way**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 17-20-31-5AZ-0000-025C**BCC District:** 2-Zembower**Applicant:** Derrick Smith (407) 235-4812**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

RICHMOND COMMERCIAL- PRE-APPLICATION**[2025-526](#)****Project Number:** 25-80000056**Project Description:** Proposed Rezone from A-1 to C-2 for office and retail stores on 1.85 acres located on the southeast corner of E SR 46 and Richmond Ave**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 03-20-31-501-0B00-005D+**BCC District:** 2-Zembower**Applicant:** Farman Khan (773) 969-3940**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**EAGLE VIEW COVE ESTATES - PRE-APPLICATION****[2025-547](#)****Project Number:** 25-80000059**Project Description:** Proposed Subdivision for 6 single family residential lots on 6.15 acres in the A-1 Zoning District located on the north side of Eagle View Cv, east of Sipes Ave**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 16-20-31-300-0050-0000**BCC District:** 2-Zembower**Applicant:** Robert Rowland (321) 377-5102**Consultant:** Elliot Shugan (407) 755-7588**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2025-527

Title:

9:00AM (IN PERSON) WAYSIDE PD AMENDMENT - PRE-APPLICATION

Project Number: 25-80000062

Project Description: Proposed PD Amendment for a mixed use development on 1.07 acres located on the east side of International Pkwy, south of Wayside Dr

Project Manager: Annie Sillaway (407) 665-7936 (asillaway@seminolecountyfl.gov)

Parcel ID: 30-19-30-300-0450-0000++

BCC District: 5-Herr

Applicant: David Stokes (407) 629-8330

Consultant: N/A



SEMINOLE COUNTY
 PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 25-80000062

Received: 5/16/25

Paid: 5/16/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Wayside PD Amendment

PARCEL ID #(S): 30-19-30-300-0450-0000, 29-19-30-501-0000-0100 & 30-19-30-300-0480-0000

TOTAL ACREAGE: 1.07

BCC DISTRICT: 5: Herr

ZONING: A-1/PD

FUTURE LAND USE: HIPTI

APPLICANT

NAME: David Stokes, P.E.

COMPANY: Madden, Moorhead & Stokes, LLC

ADDRESS: 431 E. Horatio Ave., Ste. 260

CITY: Maitland

STATE: FL

ZIP: 32751

PHONE: 407-629-8330

EMAIL: Eplan contact: nicole@madden-eng.com

CONSULTANT

NAME: same as Applicant

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL: Eplan contact: nicole@madden-eng.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☒ REZONE ☐ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: - We are planning to add three parcels to the Wayside Assemblage PD. We'd like to explore the possibility of adding a left-in access to Parcel 3 for southbound traffic on International Parkway. Additionally, we'd like to discuss an expired development order associated with Parcel 3.

STAFF USE ONLY

COMMENTS DUE: 5/23

COM DOC DUE: 5/29

DRC MEETING: 6/4

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1/PD

FLU: HIPTI

LOCATION:

on the left side of International Pkwy,
south of Wayside Dr

W/S: City of Sanford

BCC: 5: Herr

Agenda: 5/30



5/15/25

RE: Wayside PD Amendment

We kindly request a preapplication meeting for the following reasons:

- We are planning to add three parcels to the Wayside Assemblage PD.

30-19-30-300-0450-0000

0.23 acres

Zoning: A-1

Future Land Use: HIPTI

29-19-30-501-0000-0100

0.57 acres

Zoning: A-1

Future Land Use: HIPTI

30-19-30-300-0480-0000

0.30 acres

Zoning: PD

Future Land Use: HIPTI

- We'd like to explore the possibility of adding a left-in access to Parcel 3 for southbound traffic on International Parkway.
- We'd like to discuss an expired development order associated with 30-19-30-300-0480-0000.

David A. Stokes, P.E.
President
Madden, Moorhead & Stokes, LLC.
431 E. Horatio Ave, Suite 260
Maitland, FL 32751
P 407-629-8330
dstokes@madden-eng.com

SEMINOLE COUNTY DEVELOPMENT ORDER

On December 12, 2023 Seminole County issued this Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

(The above described legal description has been provided to Seminole County by the owner of the above described property.)

FINDINGS OF FACT

Property Owners: Ronald J. Presley & William W. Presley; Randy A. Hanson; Tesfaye Haile & Thelma Haile; Vista Oak Partners, LLC; Wendell E. Sweetser Jr.; Janet S. Rumford; Mark Sweetser; David Sweetser; Kenneth M. Sweetser; Helen L. Williams; Paul M. Watson; Diane Watson; Sam J. Watson; Gerald F. Williams Jr.; Marjorie S. Watson; Strange Properties, LLC; Gerald F. Williams Jr.; Helen M. Williams; David R. Sweeney & Annette Sweeney; Grace A. Dodge; Kenneth L. Spivey

Project Name: Wayside Assemblage PD Rezone

Requested Development Approval: Consider a Rezone from A-1 (Agriculture) and OP (Office) to PD (Planned Development) for a mixed use development consisting of multi-family, office, and retail commercial uses on approximately 19.46 acres, located on the south side of Wayside Drive, east of International Parkway.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The development conditions and commitments stated below will run with, follow and perpetually burden the above described property.

Prepared by: Annie Sillaway, Senior Planner
1101 East First Street
Sanford, Florida 32771

GRANT MALOY, SEMINOLE COUNTY
CLERK OF CIRCUIT COURT & COMPTROLLER
CFN# 2023115469 Bk:10555 Pg:150-156(7Pgs)
REC: 12/20/2023 2:01:07 PM by jeckenroth
RECORDING FEES \$61.00



Order**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The subject application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, are as follows:
 - A. Development must comply with the Master Development Plan attached as Exhibit (B).
 - B. Permitted Uses:
 - a. Target Industries - All uses specific to FLU Exhibit-40 of the Seminole County Comprehensive Plan (on approximately 8.54 acres).
 - b. Multi-family residential - All uses associated with R-4 zoning (on approximately 8.51 acres).
 - c. Commercial - C-2 (Retail Commercial) and OP (Office) zoning for (on approximately 2.39 acres).
 - C. Prohibited uses:
 - a. Car washes
 - b. Mobile home and Recreational Vehicle Sales
 - c. Marine sales and Service
 - d. Dry cleaners
 - e. Dog kennels
 - D. Multi-Family Residential Tract on 8.51 acres: Maximum Density of forty (40) units per net buildable acre. Maximum building square feet: 503,621 square feet.
 - E. Office/Commercial Tract on 3.73 acres: Maximum total building square feet of 56,868 square feet.
 - F. Higher Intensity Planned Development – Target Industry (HIP-TI) Tract on 8.54 acres: Maximum Floor Area Ratio (F.A.R.) of 1.5.
 - G. Maximum building heights are as follows:
 - a. Commercial/Office: 100 feet
 - b. Multi-family: Seventy-five (75) feet
 - H. Open Space: A minimum of twenty-five (25) percent open space will be provided. All buffers and retention ponds will count as open space.
 - I. Perimeter Building Setbacks shall be:
Multi-Family:



Front: Twenty-five (25) feet
Side: Twenty-five (25) feet
Rear: Twenty-five (25) feet
Street Side: Twenty-five (25) feet

Office/Commercial:

Front: Twenty-five (25) feet
Side: Seven and one half (7.5) feet
Rear: Ten (10) feet
Street Side: Twenty-five (25) feet

*Fifty (50) foot perimeter setback to be applied if the building height is above seventy-five (75) feet.

J. Landscape buffers are as follows:

North: Twenty-five (25) foot landscape buffer, with a 0.5 opacity.

South: No Buffer required.

East: No Buffer Required.

West: To be determined at Final Development Plan (FDP).

The perimeter buffer may be widened at Final Development Plan if required per Chapter 30, Part 67 of the Land Development Code of Seminole County. In no case may the building setbacks be less than the required buffer. Buffer components will be established at Final Development Plan.

- K. The developer must provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.
- L. Landscape buffering will meet the requirements of the Seminole County Land Development Code. Internal buffering between uses will not be required when separated by access, driveway, or parking.
- M. Dumpster Enclosures will meet the Seminole County Land Development Code.
- N. All mechanical equipment, ground or roof-mounted, shall be screened from off-site view with the exception of from the view of the Wekiva Parkway.
- O. Parking size requirements shall be a minimum of 9' x 18' foot spaces.
- P. Parking will meet the requirement of the Seminole County Land Development Code for all non-residential uses. Parking for multi-family will be provided at a rate of 1.70 spaces per dwelling unit.
- Q. Target Industry uses are required to be the primary use of the property. Ancillary commercial uses are permitted to support the Target Industry Use per Policy FLU 5.5.
- R. Any turn lanes that may be required will be determined at Final Engineering.



- S. A minimum of six (6) electric car charging stations will be installed. Three (3) for multi-family use, two (2) for HIP-TI use, and one (1) for the commercial use.
- T. Outdoor lighting shall be fully shielded and implement dark sky lighting in accordance with the Seminole County Land Development Code.
- U. Should the property be subdivided and/or owned by multiple parties, a Property Owner's Association must be created to manage all common areas and facilities.
- V. A cross access agreement to Woodruff Springs right-of-way will be given to Seminole County and the Public at the time of Final Plat. A cross access agreement to parcel 29-19-30-501-0000-0010 will be required to be granted at time of Final Plat.
- W. Development will be integrated between each use.
- X. All project signage must comply with the Land Development Code of Seminole County.
- Y. The subject development is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). The Developer is required to install bear management signage and bear proof dumpsters and trash cans within the development.
- Z. The Developer shall be required to improve Wayside Drive to bring it up to County standards.
- AA. In addition to the three (3) electric vehicle charging stations for the multi-family portion of the development, the developer will provide additional stub outs to create Electric Vehicle capable parking spaces, for future electric vehicle charging stations.
- BB. In the case of a conflict between the written conditions A through AA in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through AA will apply.

(4) This Development Order touches and concerns the above described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude upon and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.



(6) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply.

(7) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(8) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within five (5) years of approval of the Master Development Plan, unless this time period is extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

(10) This Order becomes effective upon recording with the Seminole County Clerk of the Court.

Done and Ordered on the date first written above.

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: 
Jay Zembower, Chairman

5



EXHIBIT A**Legal Description**

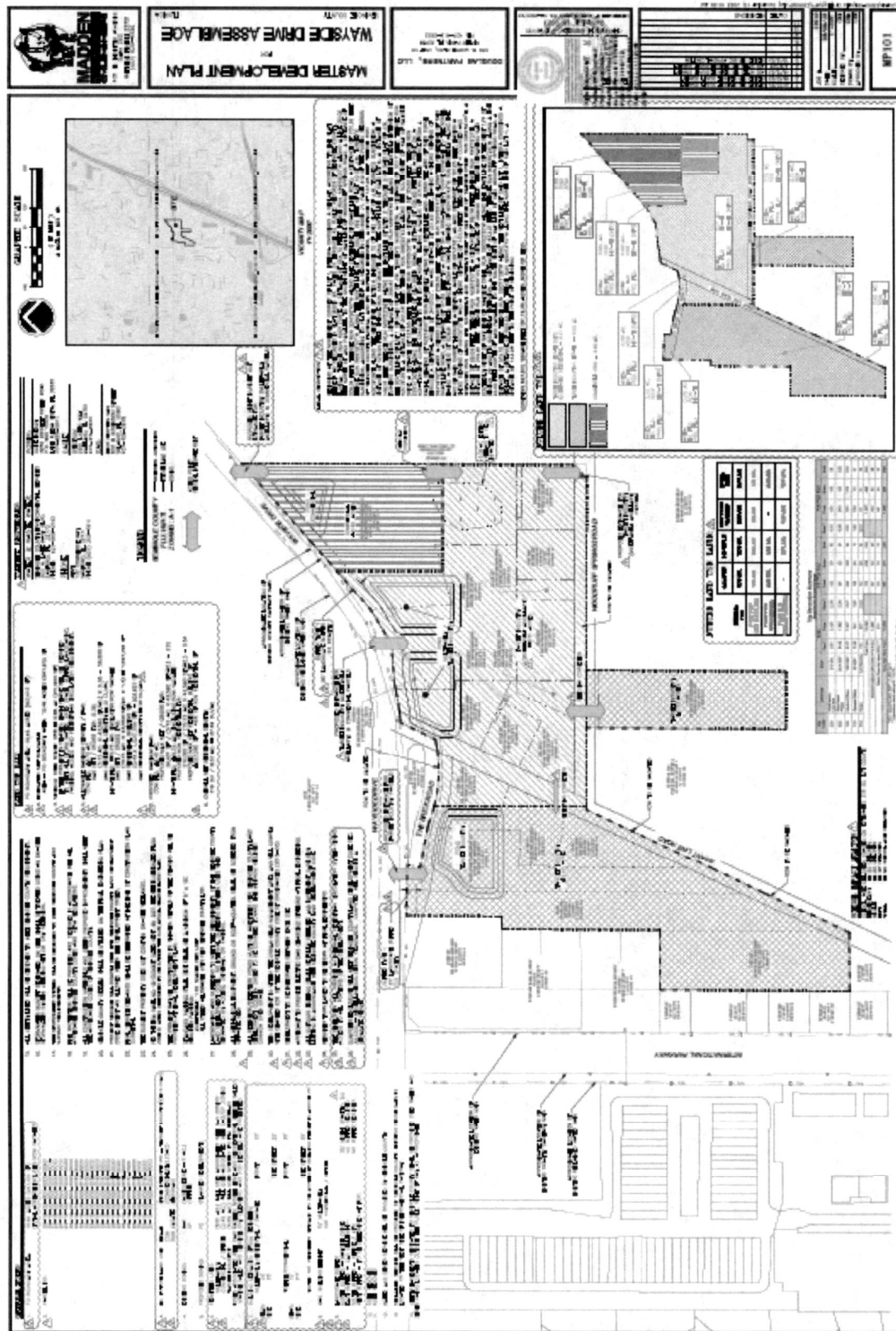
Beginning at the Northwest corner of Lot 1, Integra Crossings a Replat, according to the plat thereof as recorded in Plat Book 87, Pages 37 through 42, Public Records of Seminole County, Florida; thence run N00°17'08"E, a distance of 504.70 feet; thence run N89°56'25"W along a line 20.00 feet North of and parallel to the South right of way line of Woodruff Springs Road, a distance of 206.34 feet; thence run S24°50'41"W along the centerline of Grant Line Road, a distance of 731.96 feet; thence run S89°38'07"W along the North line of the South 262 feet of Lot 10 of J.W. TURNER'S SUBDIVISION, according to Plat thereof as recorded in Deed Book 71, Page 412 of the Public Records of Seminole County, Florida, and its Easterly extension, a distance of 147.28 feet; thence run N00°26'28"E along the West line of Lots 6 through 10 of said plat of J.W. TURNER'S SUBDIVISION, a distance of 479.54 feet; thence run N89°38'07"E along the North line of said Lot 6, a distance of 148.74 feet; thence run N00°23'56"E along the East line of Lots 2 through 5 of said plat of J.W. TURNER'S SUBDIVISION, a distance of 399.87 feet; thence run N89°49'46"E along the Easterly extension of the South line of Lot 1 of said plat of J.W. TURNER'S SUBDIVISION, a distance of 30.17 feet; thence run N00°26'28"E, a distance of 241.18 feet; thence run S88°25'42"E along the South right of way of Wayside Drive, a distance of 127.65 feet; thence run S10°09'00"W, a distance of 33.00 feet; thence run S79°51'00"E along the centerline of Old Brick Road, a distance of 106.82 feet to a point on a non-tangent curve concave to the North, having a radius of 371.64 feet; thence from a radial bearing of N22°16'01"E run Easterly along said centerline and along the arc of said curve through a central angle of 34°10'05", an arc distance of 221.62 feet, having a chord bearing of S84°49'02"E and a chord distance of 218.35 feet; thence run N24°50'41"E along the centerline of said Grant Line Road, a distance of 97.82 feet to a point on a non-tangent curve concave to the North, having a radius of 628.81 feet; thence from a radial bearing of N04°16'43"W run Easterly along the arc of said curve through a central angle of 09°13'32", an arc distance of 101.25 feet, having a chord bearing of N81°06'31"E and a chord distance of 101.14 feet; thence the next 4 courses and distances run along the Southerly and Easterly right of way line of Wayside Drive: run N85°52'43"E, a distance of 99.08 feet; thence run N58°16'01"E, a distance of 99.78 feet; thence run N48°16'21"E, a distance of 219.81 feet; thence run N48°01'24"E, a distance of 269.06 feet; thence departing said Southerly right of way line of Wayside Drive, run S00°03'30"W along the East line of the West 1/4 of Section 29 and its southerly extension, a distance of 873.07 feet; thence run N89°56'25"W along a line 20.00 feet North of and parallel to the South right of way line of said Woodruff Springs Road, a distance of 515.10 feet; thence run S00°17'08"W along the West line of said Lot 1, Integra Crossings a Replat., a distance of 504.83 feet; thence run N89°53'15"W along the North line of said Lot 1, a distance of 143.28 feet to the Point of Beginning;

Contains 847,615 square feet or 19.458 acres, more or less.



EXHIBIT B

Master Development Plan



Property Record Card



Parcel: 30-19-30-300-0450-0000
Property Address: 4707 INTERNATIONAL PKWY SANFORD, FL 32771
Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$152,524 Assessed Value \$152,524 Taxable Value \$152,524
 2024 Tax Bill \$261.27 Tax Savings with Exemptions \$1,599.63
 The 3 Bed/1.5 Bath Vac Comm - Misplaced Impr property is 1,236 SF and a lot size of 0.22 Acres

Parcel Location



Site View



Parcel Information

Parcel	30-19-30-300-0450-0000
Property Address	4707 INTERNATIONAL PKWY SANFORD, FL 32771
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1005:Vac Comm - Misplaced Impr
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$12,258	\$12,141
Depreciated Other Features	\$0	\$2,300
Land Value (Market)	\$140,266	\$126,440
Land Value Agriculture	\$0	\$0
Just/Market Value	\$152,524	\$140,881
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$72,962
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$152,524	\$67,919

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,860.90
Tax Bill Amount	\$261.27
Tax Savings with Exemptions	\$1,599.63

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 30 TWP 19S RGE 30E S 100 FT OF N
1253.75 FT OF E 100 FT OF SE 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$152,524	\$0	\$152,524
Schools	\$152,524	\$0	\$152,524
FIRE	\$152,524	\$0	\$152,524
ROAD DISTRICT	\$152,524	\$0	\$152,524
SJWM(Saint Johns Water Management)	\$152,524	\$0	\$152,524

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	8/23/2024	\$100	10684/1786	Improved	No
SPECIAL WARRANTY DEED	8/23/2024	\$643,000	10684/1781	Improved	Yes
WARRANTY DEED	5/8/2020	\$100	09606/0103	Improved	No

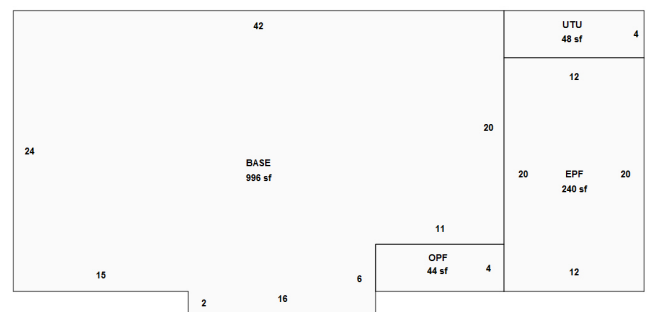
Land

Units	Rate	Assessed	Market
10,019 SF	\$14/SF	\$140,266	\$140,266

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1969
Bed	3
Bath	1.5
Fixtures	5
Base Area (ft ²)	996
Total Area (ft ²)	1328
Constuction	SIDING GRADE 3
Replacement Cost	\$19,228
Assessed	\$12,258

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
-------------	-------------------------

ENCLOSED PORCH FINISHED	240
OPEN PORCH FINISHED	44
UTILITY UNFINISHED	48

Permits

Permit #	Description	Value	CO Date	Permit Date
00980	REROOF W/SHINGLES DUE TO HURRICANE DAMAGE	\$4,678		1/14/2005

Extra Features

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School Districts

Elementary	Region 1
Middle	Sanford
High	Seminole

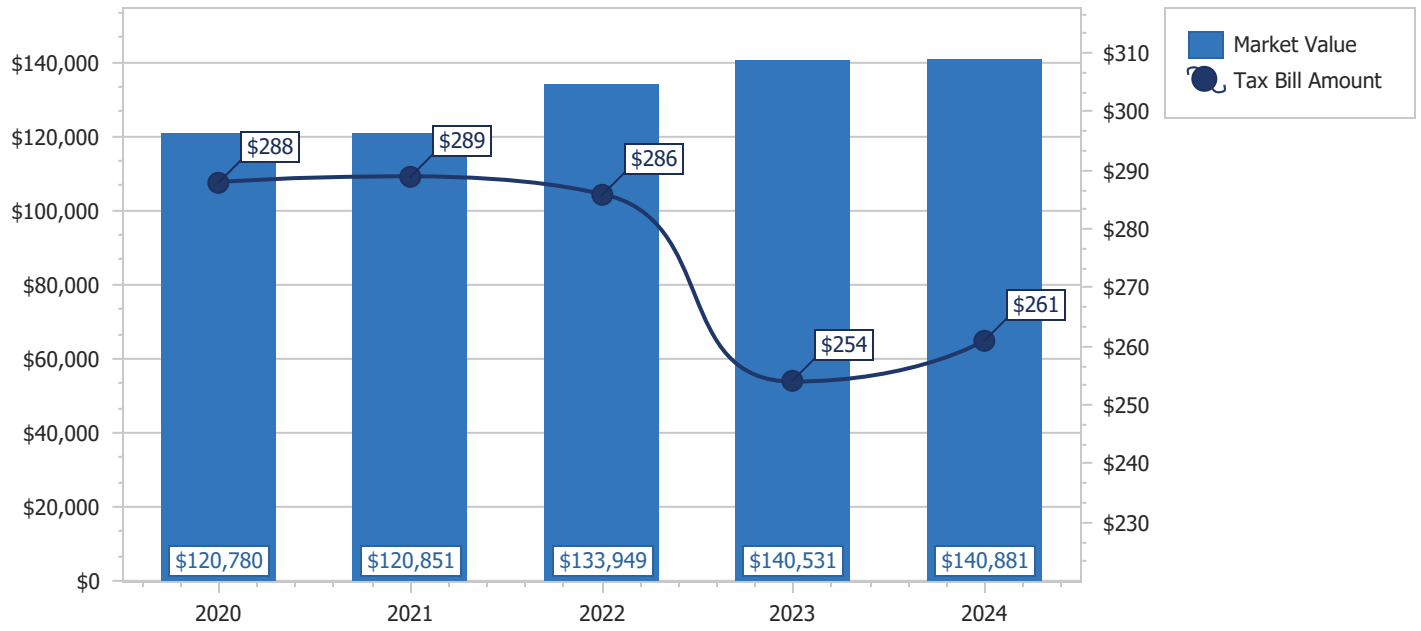
Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities

Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



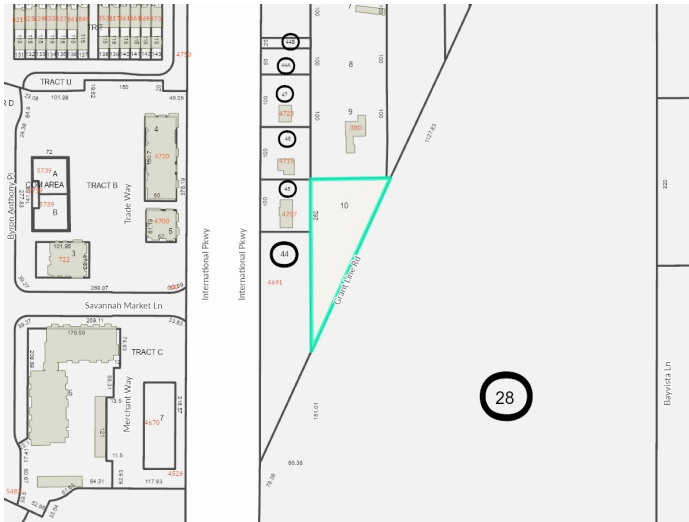
Copyright 2025 © Seminole County Property Appraiser

Property Record Card



Parcel: 29-19-30-501-0000-0100
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$349,650 Assessed Value \$349,650 Taxable Value \$349,650
 2024 Tax Bill \$576.39 Tax Savings with Non-Hx Cap \$287.87
 Vac General-Commercial property has a lot size of 0.57 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-501-0000-0100
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	TURNERS SUBD J W
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$2,400
Land Value (Market)	\$349,650	\$63,030
Land Value Agriculture	\$0	\$0
Just/Market Value	\$349,650	\$65,430
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$36,302
P&G Adjustment	\$0	\$0
Assessed Value	\$349,650	\$29,128

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$864.26
Tax Bill Amount	\$576.39
Tax Savings with Exemptions	\$287.87

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 262 FT OF LOT 10
J W TURNERS SUBD
DB 71 PG 412
& VACD ST ADJ ON E

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$349,650	\$0	\$349,650
Schools	\$349,650	\$0	\$349,650
FIRE	\$349,650	\$0	\$349,650
ROAD DISTRICT	\$349,650	\$0	\$349,650
SJWM(Saint Johns Water Management)	\$349,650	\$0	\$349,650

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	8/23/2024	\$100	10684/1786	Improved	No
SPECIAL WARRANTY DEED	8/23/2024	\$643,000	10684/1781	Improved	Yes
WARRANTY DEED	5/8/2020	\$100	09606/0106	Improved	No
WARRANTY DEED	7/1/1980	\$7,000	01288/0532	Improved	No
WARRANTY DEED	12/1/1978	\$9,000	01199/1543	Improved	Yes

Land

Units	Rate	Assessed	Market
24,975 SF	\$14/SF	\$349,650	\$349,650

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

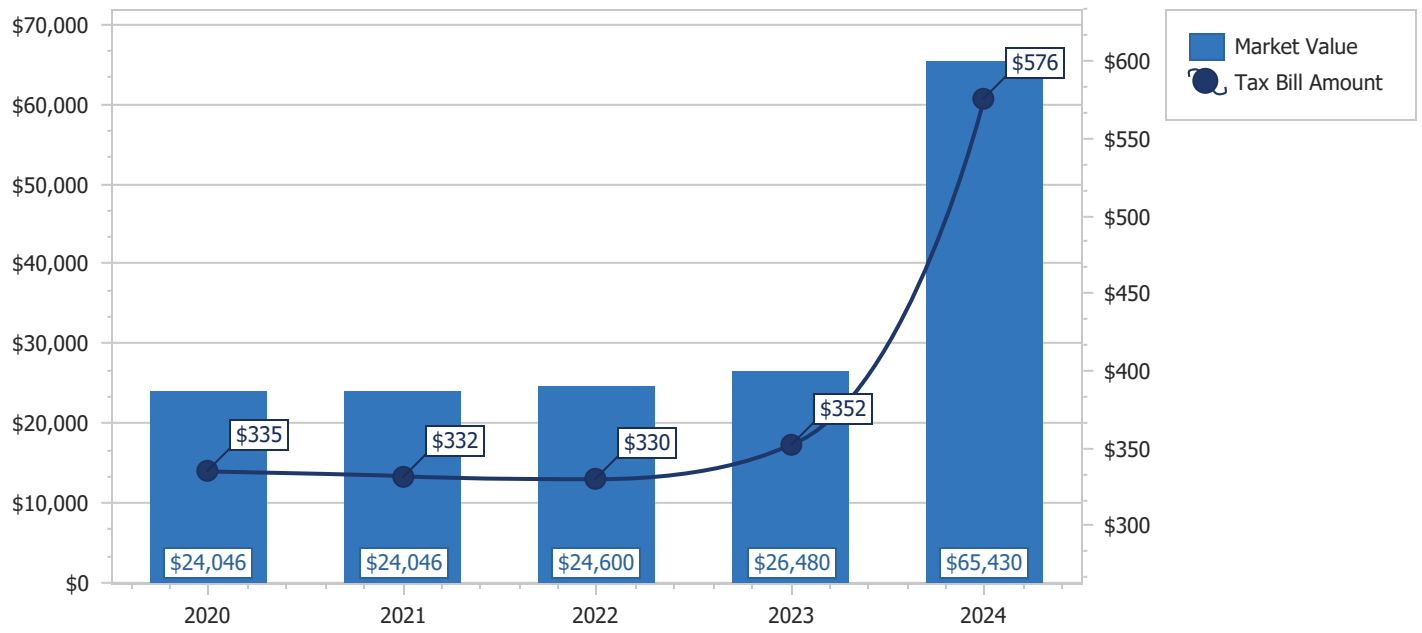
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card



Parcel: 30-19-30-300-0480-0000
 Property Address:
 Owners: INTERNATIONAL PARKWAY SANFORD LLC
 2025 Market Value \$181,734 Assessed Value \$181,734 Taxable Value \$181,734
 2024 Tax Bill \$2,379.94
 Vac General-Commercial property has a lot size of 0.28 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-300-0480-0000
Property Address	
Mailing Address	2818 JACANA CT LONGWOOD, FL 32779-3005
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$181,734	\$180,176
Land Value Agriculture	\$0	\$0
Just/Market Value	\$181,734	\$180,176
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$181,734	\$180,176

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,379.94
Tax Bill Amount	\$2,379.94
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

INTERNATIONAL PARKWAY SANFORD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 30 TWP 19S RGE 30E
S 130 FT OF N 883.75 FT OF
E 100 FT OF SE 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$181,734	\$0	\$181,734
Schools	\$181,734	\$0	\$181,734
FIRE	\$181,734	\$0	\$181,734
ROAD DISTRICT	\$181,734	\$0	\$181,734
SJWM(Saint Johns Water Management)	\$181,734	\$0	\$181,734

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2017	\$174,000	08915/1113	Improved	Yes
QUIT CLAIM DEED	12/1/2008	\$100	07103/1149	Improved	No
QUIT CLAIM DEED	2/1/1995	\$100	02886/0627	Improved	No

Land

Units	Rate	Assessed	Market
12,981 SF	\$14/SF	\$181,734	\$181,734

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
06383	DEMOLISH HOUSE, ABANDON SEPTIC, & OWNER ALREADY HAD WELL CAPPED FOR FUTURE USE	\$2,400		6/14/2017

Extra Features				
Description	Year Built	Units	Cost	Assessed

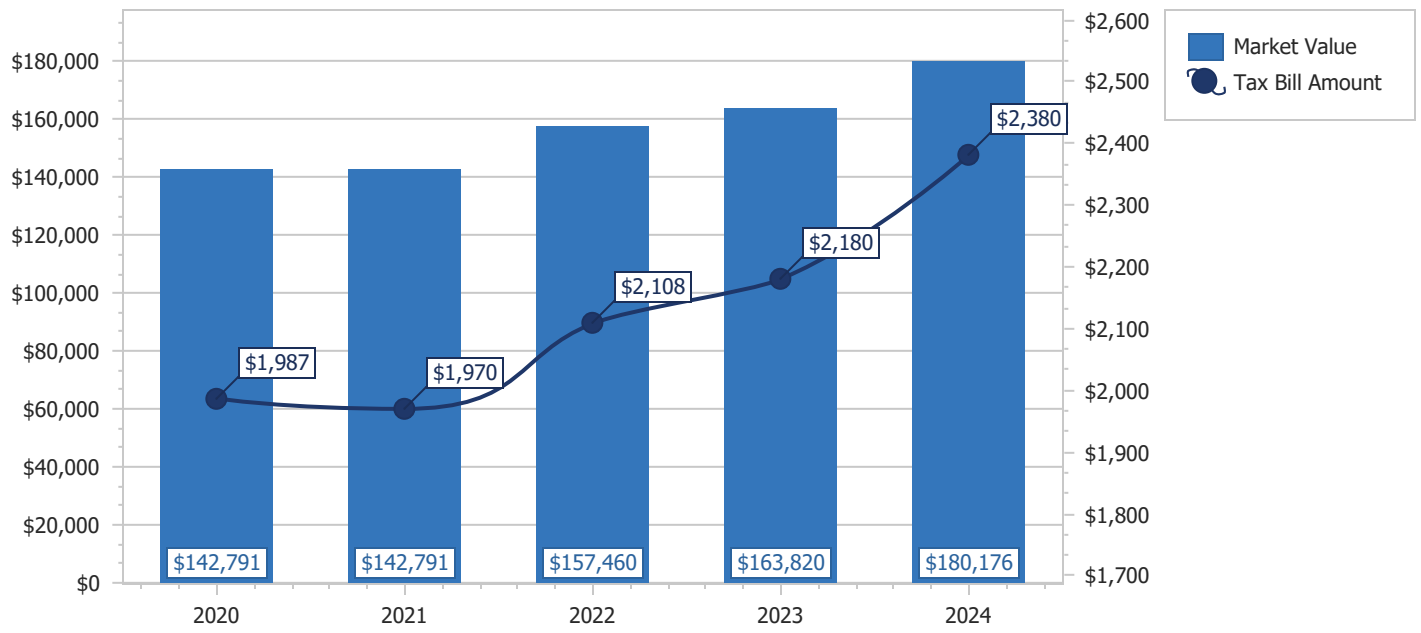
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandes@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 5/16/2025 8:52:18 AM
Project: 25-80000062
Credit Card Number: 55*****9433
Authorization Number: 085666
Transaction Number: 160525O13-216B4208-2CEF-4776-9103-8958399C72BB
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

PROJECT NAME:	WAYSIDE PD AMENDMENT - PRE-APPLICATION	PROJ #: 25-80000062
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/16/25	
RELATED NAMES:	EP DAVID STOKES	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	30-19-30-300-0450-0000++	
PROJECT DESCRIPTION	PROPOSED PD AMENDMENT FOR A MIXED USE DEVELOPMENT ON 1.07 ACRES LOCATED ON THE EAST SIDE OF INTERNATIONAL PKWY, SOUTH OF WAYSIDE DR	
NO OF ACRES	1.07	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1/PD	
LOCATION	ON THE LEFT SIDE OF INTERNATIONAL PKWY, SOUTH OF WAYSIDE DR	
FUTURE LAND USE-	HIPTI	
APPLICANT:		CONSULTANT:
DAVID STOKES MADDEN, MOORHEAD & STOKES LLC 431 E HORATIO AVE STE 260 MAITLAND FL 32751 (407) 629-8330 NICOLE@MADDEN-ENG.COM		N/A

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time-to-time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

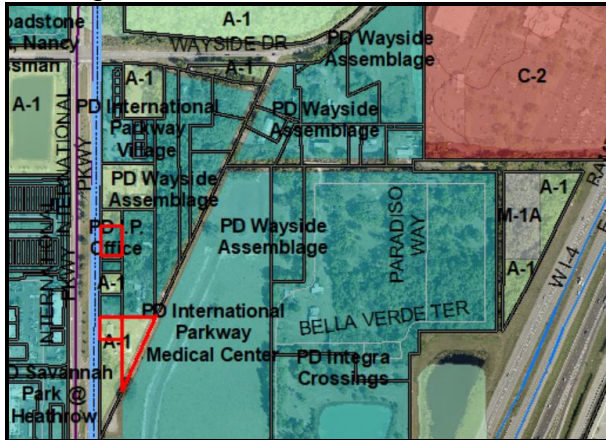
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

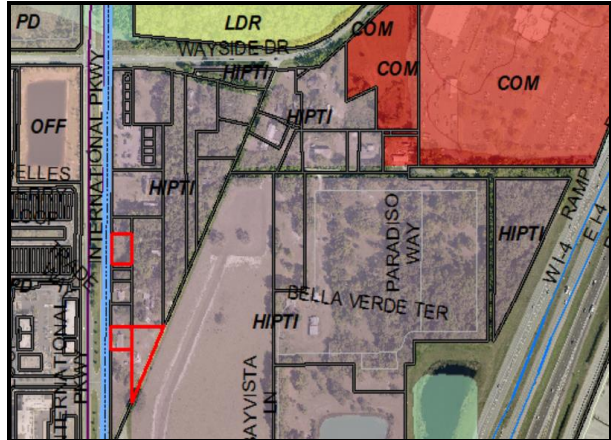
- The subject property has a Future Land Use of Higher Intensity Planned Development - Target Industry and PD (Planned Development) zoning.
- The Applicant proposes to incorporate three (3) parcels into the existing Wayside Assemblage PD (Planned Development) and establish a new access point onto International Parkway, which will require a Major Amendment to the Wayside Assemblage PD.

PROJECT AREA ZONING AND AERIAL MAP

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Parcel 3 will require parking buffers on both sides of the drive-isle. These buffers shall be placed within designated tracts to ensure that adjacent parcels are not classified as corner lots. Per Sec. 30.14.8 - A parking buffer shall be required where a parking lot, or parking structure, drive aisle, and/or loading dock is located within twenty-five (25) feet of the boundary of a residential district or Future Land Use designation. Such buffer shall be in addition to any buffer required under Section 30.14.7. The Applicant may be looking at a 0.4 opacity plus a 0.2 (parking buffer), which would require a twenty-five (25) foot landscape buffer width.	Info Only
4.	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.	Info Only
5.	Buffers and CPTED	Due to overhead utility lines along International Parkway, only understory trees and shrubs may be planted.	Info Only
6.	Buffers and CPTED	A full buffer review will be done at time of the Rezone to a Planned Development.	Info Only
7.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
8.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
9.	Buffers and CPTED	Based on a preliminary review by staff, parcel 1 may require a ten (10) foot wide landscape buffer adjacent to the property and a twenty-five (25) foot landscape buffer that faces International Blvd maybe required. A full buffer review will be done at the time of the PD Rezone.	Info Only
10.	Comprehensive Planning	Sites have Future Land Use of HIPTI (Higher Intensity Planned Development - Target Industry). See Policy	Info Only

		FLU 4.5.3 and Exhibit FLU: Target Industry Uses for permitted uses.	
11.	Comprehensive Planning	The property is in the I-4 High Tech Corridor and uses supporting that industry are highly encouraged. This will be evaluated if a PD is requested.	Info Only
12.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
13.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 12" PVC potable water main running along the south side of Wayside Drive as well as a 20" PVC potable water main running along the east side of International Parkway.	Info Only
14.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is a 15" PVC gravity main running along the south side of Wayside Drive as well as a 15" PVC gravity sewer main running along the east side of International Parkway.	Info Only
15.	Environmental Services	This development is within Seminole County's reclaim irrigation service area and is required to connect. There is a 20" DI reclaim water main running along the north side of Wayside Drive as well as a 20" DI reclaim water main running along the west side of International Parkway.	Info Only
16.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
17.	Planning and Development	In the proposed plan submitted by the Applicant as part of the pre-application, Parcel 3 is a part of an expired Planned Development (PD) formerly known as I.P. Office. Parcel 30-19-30-300-0480-0000 would need to be incorporated into the scope of the PD Major Amendment for the Wayside Assemblage PD.	Info Only
18.	Planning and	Planned Development Rezone Process:	Info Only

	Development	<p>1st step- Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP).</p> <p>2nd step- Approval of the Final Development Plan (FDP) and Developers Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required).</p> <p>3rd step (Only required if platting is proposed) Approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. (Per Sec. 35.13 (f)- A Plat must be submitted within 2 years of the PSP approval, otherwise the PSP will expire. An extension to the two-year limit may be considered by the planning and zoning commission, upon written request by the applicant prior to the expiration date, showing cause for such an extension).</p> <p>Steps 2 & 3 may be submitted concurrently as the same plan (FDP/PSP); however, staff recommends the FDP/PSP not be submitted until the 1st step has been scheduled for BCC.</p> <p>Step 4 Approval of Site Plan/Final Engineering Plans: If the development is to remain under single ownership and will not require a Plat, the Site Plan can be submitted concurrently with the FDP (FDP as an Engineered Site Plan). Staff recommends submitting after step one has been approved by BCC.</p> <p>Step 5 Final Plat: The Final Plat may be reviewed concurrently with the Final Engineering Plan; however, it cannot be approved until an approval letter for the Final Engineering Plan has been issued.</p>	
19.	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab	Info Only

		located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	
20.	Planning and Development	New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Info Only
21.	Planning and Development	<p>Questions from the Applicant regarding the I.P. Office PD:</p> <p>1.) The Applicant would like to confirm that the I.P Office Development Order is expired. The Applicant wants to make sure no further action was taken in order to extend it - <i>The I.P. Office PD was approved on February 25, 2020; however, a Final Development Plan (FDP) were not submitted within the required five-year timeframe. As a result, the I.P. Office PD has expired, and no action has been taken to extend it.</i></p> <p>2.) Is there any further action that needs to be done to solidify the expiration of the I.P. Office DO (Development Order)? - <i>No further action is required to solidify the expired Development Order.</i></p> <p>3.) If the I.P. Office DO is expired, does the property revert to its previous land use and zoning? - <i>The I.P. Office PD entitlements have expired, and any future development would require an amendment to the PD (Planned Development) of the two parcels located south of parcel 30-19-30-300-0480-0000. These southern parcels will not revert to their previous zoning designation.</i></p> <p>4.) Is any portion of the development vested or grandfathered despite the expiration of the I.P. Office Development Order's expiration? - <i>None of the parcels within the I.P. Office PD (Planned Development) are vested or grandfathered, and would require an amendment to the PD.</i></p> <p>5.) What are the implications of the expiration on the entitlements previously granted? - <i>The I.P. Office PD has expired, and any future development would require an amendment to the PD.</i></p>	Info Only

22.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
23.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
24.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
25.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
26.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin. There are some know downstream drainage issues. The site will have to hold back additional drainage up to the entire 25'-year, 24-hour storm event unless it is demonstrated taht the site can handle additional flows.	Info Only
27.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
28.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of	Info Only

		new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	
29.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
30.	Public Works - Engineering	The development is asking for a new access off of International Parkway. A left turn lane is required. A right turn lane may be required.	Info Only
31.	Public Works - Engineering	Traffic signal installation and or modifications may be required. Depending on the level of traffic to the International Parkway access a new signal may be warranted.	Info Only
32.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
33.	Public Works - Engineering	INFORMATIONAL: Existing Median or Right Of Way Landscape Trees which are in conflict with development activities shall be relocated. It shall be the responsibility of the developer to fund the expense for the relocation. Said relocation or replacement must be completed prior to the issuance of certificate of occupancy on the construction, development site or phase of development, as applicable. The trees to be relocated or replaced on-site or off-site on county property must be maintained in a healthy growing condition and guaranteed for a period of at least one year. The guarantee period shall end one year from the date of acceptance by county staff of any relocated or replaced trees. If your project will impact trees within a median or right-of-way, please contact Bill Pandos 407 321-1693 prior to site plan submittal.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies.

DEPARTMENT	STATUS	REVIEWER
Comprehensive Planning	Review Complete	David German 407-665-0311 dgerman@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Environmental - Impact Analysis	Review Complete	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Building Division	No Review Required	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.shtml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.shtml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2025-523

Title:

CITY CHURCH HIGH SCHOOL - PRE-APPLICATION

Project Number: 25-80000058

Project Description: Proposed Site Plan for a high school on 1.85 acres in the OP Zoning District located on the east side of Orange Blvd, south of Wilson Rd

Project Manager: Tiffany Owens 407-665-7354 (towens04@seminolecountyfl.gov)

Parcel ID: 30-19-30-300-002E-0000

BCC District: 5-Herr

Applicant: Kelvin Hill (407) 321-9600

Consultant: Jesse Burris (407) 874-0667



PM: Tiffany

SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 25-80000058

Received: 5/13/25

Paid: 5/13/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: City Church High School

PARCEL ID #(S): 30-19-30-300-002E-0000

TOTAL ACREAGE: 1.85

BCC DISTRICT: 5

ZONING: OP

FUTURE LAND USE: OFF

APPLICANT

NAME: Kelvin Hill

COMPANY: City Church

ADDRESS: 174 S. Orange Blvd

CITY: Sanford

STATE: Florida

ZIP: 32771

PHONE: 407-321-9600

EMAIL:

CONSULTANT

NAME: Jesse Burris

COMPANY: Waymaker Place

ADDRESS: 2460 W SR-426

CITY: Oviedo

STATE: Florida

ZIP: 32765

PHONE: 407-874-0667

EMAIL: jesse.burris@waymakerplace.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☒ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: City Church Academy seeks to build a separate high school facility to accommodate its growing student body.

STAFF USE ONLY

COMMENTS DUE: 5/23

COM DOC DUE: 5/29

DRC MEETING: 6/4

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: OP

FLU: OFF

LOCATION:
on the northeast corner of Wayside Dr and
Orange Blvd

W/S: Seminole County

BCC: 5: Herr

Agenda: 5/30

Project Name: City Church Academy High School

Description: This project is intended to extend City Church Academy's offerings through 12th grade, in response to the natural progression of our existing student body and to ensure continuity of our educational mission. The new high school building will serve grades 9–12 and be designed to operate separately from the current elementary and middle school facilities, while still being part of the overall campus.

SITE DATA

PARCEL ID: 30-19-30-300-002E-0000
 LOCAL MUNICIPALITY: SEMINOLE COUNTY
 CURRENT FUTURE LAND USE: OP
 CURRENT ZONING: OP
 EXISTING USE: ADVANCE EYE CARE OFFICE
 PROJECT AREA: 1.85 ACRES

PROPOSED DEVELOPMENT

ADDITION OF THREE MEDICAL OFFICE STRUCTURES

BUILDING SETBACKS

REQUIRED - FRONT 25', SIDE 0', 10' REAR. 25' SIDE STREET

MAXIMUM BUILDING HEIGHT

35'

FLOOR AREA RATIO (FAR)

0.35 ALLOWED, 0.18 ACTUAL

FLOOD ZONE

THE SITE IS LOCATED IN FLOOD ZONE X,

NO WETLANDS ON SITE

PARKING REQUIRED

1 SPACE PER 200 SQ FEET OF OFFICE SPACE

EXISTING OFFICE = 3,425 SF, PROPOSED OFFICE 5,675 SF + 1,500 SF + 4,000 SF = 14,600 SF

PARKING REQUIRED = 73 SPACES

TOTAL PROVIDED = 73 SPACES INCLUDING 5 HANDICAP

UTILITIES

EXISTING SITE IS ON SEPTIC. PROPOSED EXPANSION TO BE CONNECTED TO EXISTING SEMINOLE COUNTY SANITARY SYSTEM

WATER PROVIDER SHALL BE SEMINOLE COUNTY.

TRAFFIC

PER THE ITE 8TH EDITION CODE 720-MEDICAL OFFICE
 SITE WILL GENERATE 527 DAILY TRIPS, 34 AM PEAK, 51 PM PEAK

SOLID WASTE SERVICE- ON-SITE REFUSE PICK UP SERVICE THROUGH WASTE MANAGEMENT

SOILS

TAVERES MILLHOPPER FINE SANDS- SOIL TYPE A

SOILS DATA FROM SOILS.USDA.GOV SURVEY FOR SEMINOLE CO. DATED SEPTEMBER 21, 2014

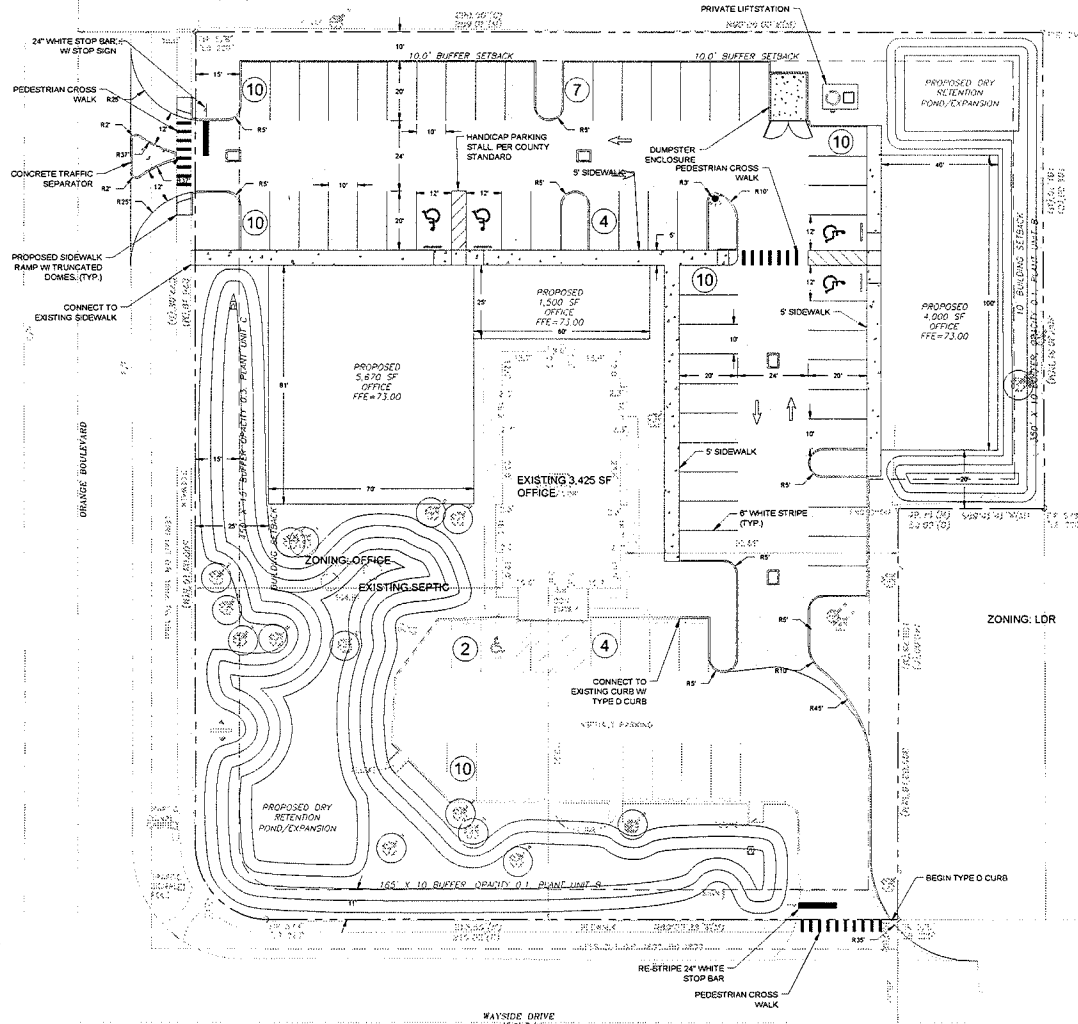
ALL SIGNS IN SEMINOLE COUNTY SHALL COMPLY WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE.

GENERAL NOTES:

1. STORMWATER SYSTEM SHALL BE DESIGNED TO MEET SEMINOLE COUNTY AND SURVMD REQUIREMENTS.

SITE REQUIREMENTS

THE PROPOSED PROJECT WILL BE REQUIRED TO INCORPORATE THE FOLLOWING DESIGN STANDARDS REGARDING BEAR PREVENTION SAFETY WHEN APPLICABLE: SECURE COMMERCIAL GARBAGE IN BEAR-RESISTANT DUMPSTERS. REMOVE WILDLIFE FEEDERS OR MAKE THEM BEAR-RESISTANT. PICK RIPE FRUIT FROM TREES AND REMOVE FALLEN FRUIT FROM THE GROUND.



PROPOSED SITE PLAN

1"=20'

SITE LEGEND
 --- SITE PROPERTY LINE
 --- BUFFER LINE

OAK RUN CROSSING SITE IMPROVEMENT PLAN SEMINOLE COUNTY

NO.	DATE	REVISION / SCALE
1	1/15/2016	ISSUED FOR PERMIT
2	1/15/2016	REVISED FOR PERMIT
3	1/15/2016	REVISED FOR PERMIT
4	1/15/2016	REVISED FOR PERMIT
5	1/15/2016	REVISED FOR PERMIT
6	1/15/2016	REVISED FOR PERMIT
7	1/15/2016	REVISED FOR PERMIT
8	1/15/2016	REVISED FOR PERMIT
9	1/15/2016	REVISED FOR PERMIT
10	1/15/2016	REVISED FOR PERMIT

RCE CONSULTANTS, LLC
 441 Avenue Drive
 Altamonte Springs, FL 32714
 Phone: 407.492.8623
 rceconsultants@att.net

Engineer of Record

Lawrence Palmer

PROJECT # 15-0016

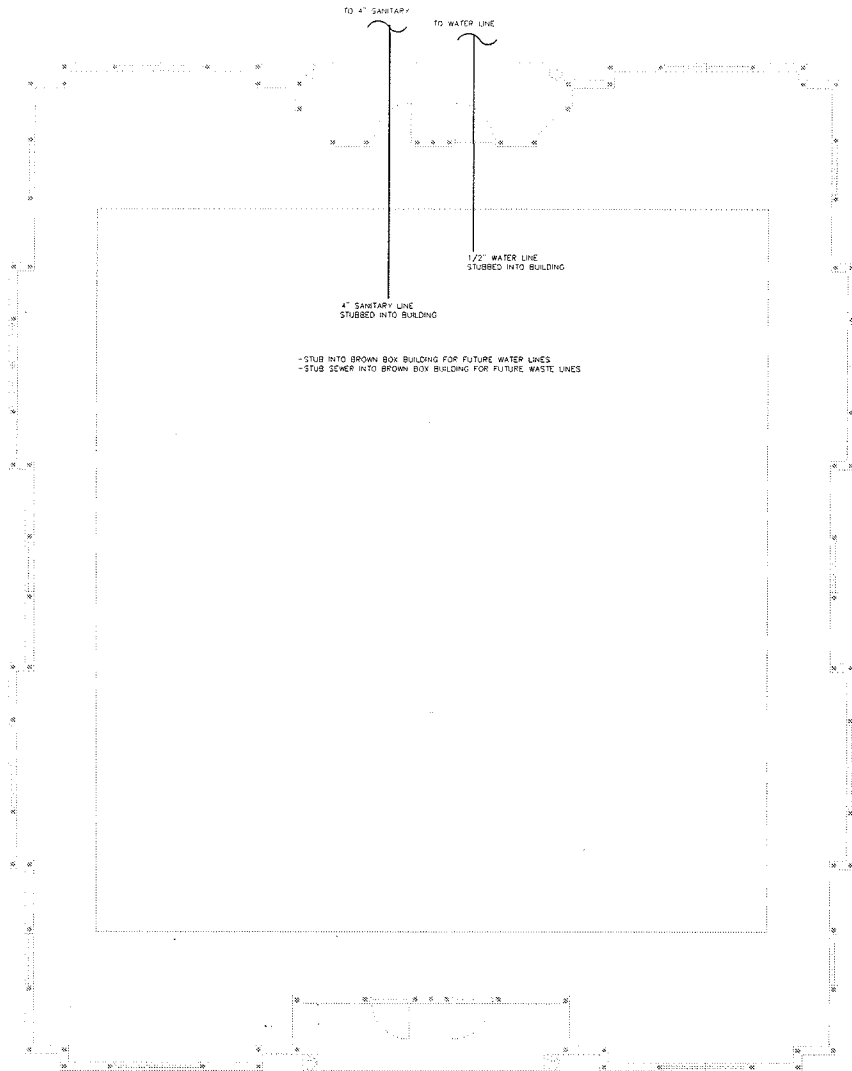
DRAWN / CHECKED: LWP

SHEET: C-3

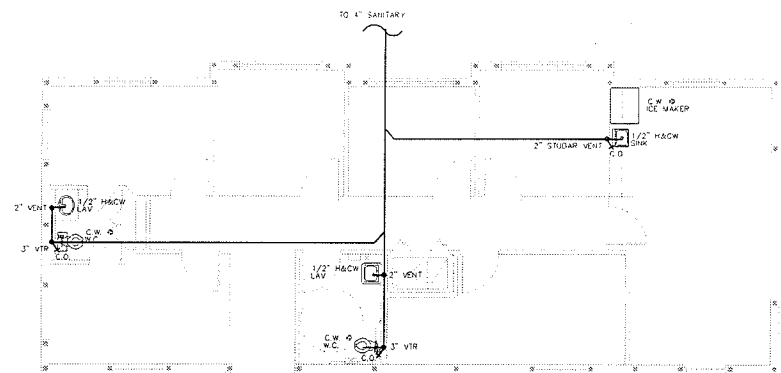
JANUARY 2017

SCALE: 1"=20'

SITE PLAN



-STUB INTO BROWN BOX BUILDING FOR FUTURE WATER LINES
-STUB SEWER INTO BROWN BOX BUILDING FOR FUTURE WASTE LINES



PLUMBING LEGEND	
—	GAS PIPING
CO	CLEAN OUT
VTR	VENT THRU ROOF
V	VENT
FD	FLOOR DRAIN
WC	WATER CLOSET
LAV	LAVATORY
UR	URINAL
CD	CONDENSATION DRAIN

NOTES:

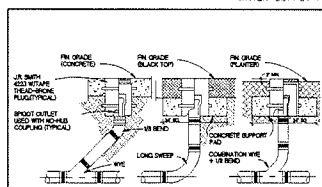
1. RUN ALL PIPING OVER HEAD EXCEPT AS NOTED.
2. INSULATE HOT WATER PIPING - ARMAFLEX INSULATION ON PIPE WITH 3/8" WALLS.
3. PROVIDE BACKFLOW PREVENTER (APPROVED DOUBLE CHECK VALVE ASSEMBLY WITH BLOCK VALVES AND TEST CONNECTIONS (FOR MAIN BLDG. SUPPLY AS REQ.))
4. FIELD VERIFY ALL METER SIZES AND LOCATIONS WITH LOCAL PROVIDERS (CONSULT W/ OWNER).
5. WATER PIPING SHALL BE AS FOLLOWS:
- PECS PIPING OR CPVC PIPING ONLY
6. ALL PLUMBING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES.
7. SUPPLY WATER HAMMER (IF APPLICABLE)
8. MAIN GAS SAFETY-OFF VALVE & FIRE SYSTEM (IF APPLICABLE)
9. FRAME WALLS WITH PLUMBING VENTS SHALL BE FRAMED WITH THE FOLLOWING MINIMUM SIZED MATERIALS:
3" - 4" VENTS TO HAVE 2"x6" MIN. UP TO 3" VENTS TO HAVE 2"x4" MIN. AS STATED IN S.B.C. 1707.7.SFC. 405.2
10. ALL VENTS AND FLUES SHALL CLEAR FRESH AIR INTAKES OR DRAININGS BY A MINIMUM OF 10'-0" OF HORIZONTAL DISTANCE OR 3'-0" OF VERTICAL HEIGHT.
11. PLUMBING CONTRACTOR SHALL DRAW AND SUBMIT ADDITIONAL DRAWINGS, IF REQUIRED, AND PAY FOR ALL PERMITS AND INSPECTION FEES.
12. BEFORE START OF ANY WORK, PLUMBING CONTRACTOR SHALL VERIFY AVAILABILITY, LOCATIONS, SIZES, AND INVERT AND STORM ELEVATION OF SEWER, WATER, GAS, DRAIN MAINS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
13. PLUMBING CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE UTILITY COMPANIES FOR SERVICE AND CONNECTIONS, PAY FOR ALL PERMITS, CONNECTION FEES, AND METER CHARGES.
14. SOIL AND WASTE PIPING SHALL SLOPE AT 1/4" PER FOOT UNLESS OTHERWISE INDICATED ON THE DRAWINGS OR IMPOSSIBLE DUE TO FIELD CONDITIONS.
15. PLUMBING CONTRACTOR SHALL MAKE ROUGH-IN AND FINAL CONNECTIONS TO FOOD SERVICE AND AIR CONDITIONING EQUIPMENT FURNISHED AND INSTALLED BY OTHERS REQUIRING PLUMBING CONNECTIONS. PLUMBER SHALL FURNISH STOPS, TRAPS, TUBING OR PIPING FOR COMPLETE PLUMBING CONNECTION, AS REQUIRED.
16. PLUMBING CONTRACTOR SHALL PROVIDE FIXTURES, FAUCETS, TRAPS, STOPS, GATE VALVES, GLOBE VALVES, GAS COCKS, WATER HAMMER ARRESTERS, CLEANOUTS, INDIRECT WASTE PIPING TO APPROVED RECEPTORS, AND ALL NECESSARY TRIMS FOR COMPLETE PLUMBING SYSTEM.
17. INSTALL ALL PIPING TO AVOID INTERFERENCE WITH MECHANICAL AND ELECTRICAL EQUIPMENT AND STRUCTURAL FRAMING AND WATER OR DRAIN LINES PERMITTED OVER ELECTRICAL PANEL.
18. DURING THE PROGRESS OF WORK, THE PLUMBING CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF ALL CHANGES MADE TO THE PLUMBING SYSTEM. THE RECORD AS-BUILT DRAWINGS SHALL SHOW CHANGES, DIMENSIONS, LOCATIONS AND DEPTH OF ALL BURIED WASTE, VENT, WATER, AND GAS PIPING.
19. UPON COMPLETION OF THE PROJECT, THE PLUMBING CONTRACTOR SHALL INSPECT ALL EXPOSED PLUMBING AND REMOVE ANY SOIL, MARKINGS, OR FOREIGN MATERIAL EXCEPT PRODUCT LABELS REQUIRED.

PLUMBING ROUGH/WASTE VENT

1/4" = 1'-0"

- WATER SUPPLY FOR WATER CLOSETS (TANK TYPE) = 1"

- NOTES:
- ALL FLOOR DRAINS SHALL HAVE A TRAP SEAL PRIMER VALVE INSTALLED AS REQUIRED BY FPC, SECTION 1002.4
 - WATER SUPPLY FOR WATER CLOSETS (FLUSH VALVE) = 1"



GENERAL NOTES:

- 1) ALL PLUMBING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES.
- 2) WATER METER AS REQUIRED.
- 3) FRAME WALLS WITH PLUMBING VENTS SHALL BE FRAMED WITH THE FOLLOWING MINIMUM SIZED MATERIALS:
3" - 4" VENTS TO HAVE 2"x6" MIN. UP TO 3" VENTS TO HAVE 2"x4" MIN.

NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO COMPLY WITH CHAPTER 16 OF THE FLORIDA BUILDING CODE 5TH EDITION (2014)

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS, TO AVOID MISTAKES, THE CONTRACTOR MUST VERIFY AND BE RESPONSIBLE FOR DIMENSIONS, ELEVATIONS, AND ALL CONDITIONS BEFORE SUBMITTING THEIR BID AND/OR STARTING CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR SAME. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB, AND DESIGN PROFESSIONALS MUST BE NOTIFIED IN WRITING OF ANY VIOLATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS. CONTRACTOR TO VERIFY WITH OWNER ALL CONDITIONS AND/OR RESPONSIBILITIES STATED IN THE CONTRACT, AND SHALL BE RESPONSIBLE FOR SAME WITHOUT ADDITIONAL CHARGE UNDER CHARGES.

**"DISTINGUISHED DEVELOPMENT
and CONTRACTING, INC."**
RODNEY R. VERMILION
CCG1549700
E-MAIL: DISTDESIGN@YAHOO.COM
WEBSITE: DISTDESIGN.WEBS.COM

"ADVANCED EYECARE"
5880 WAYSIDE DRIVE
SEMINOLE COUNTY, FLORIDA



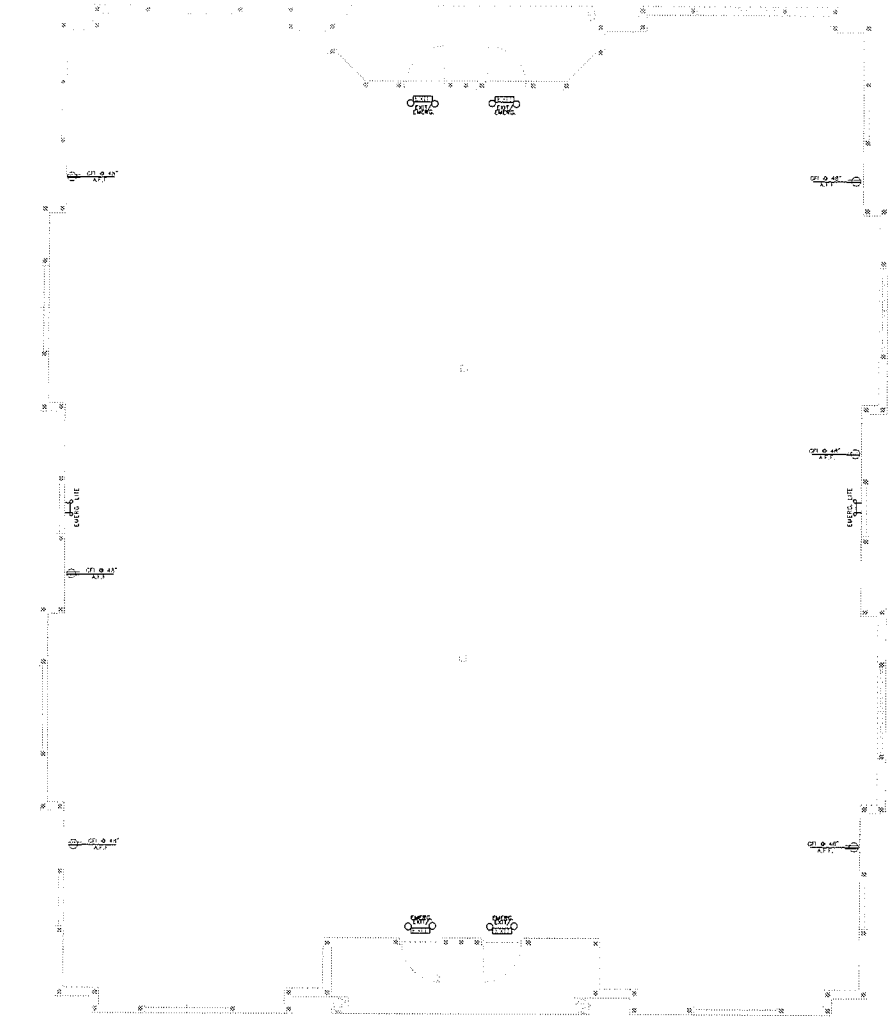
JOB NUMBER
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DATE
4-20-17
SHEET
9

OF 14 SHEETS

**PLUMBING
PLAN**

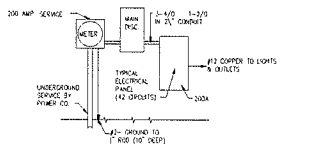
MAKET ENGINEERING, LLC
BRIAN A. MALET
1085 EAST WINDHAM BLVD
ORANGE, FL 32837
TEL: 407-888-1000

4-22-17



ELECTRICAL PLAN

1/4" = 1'-0"

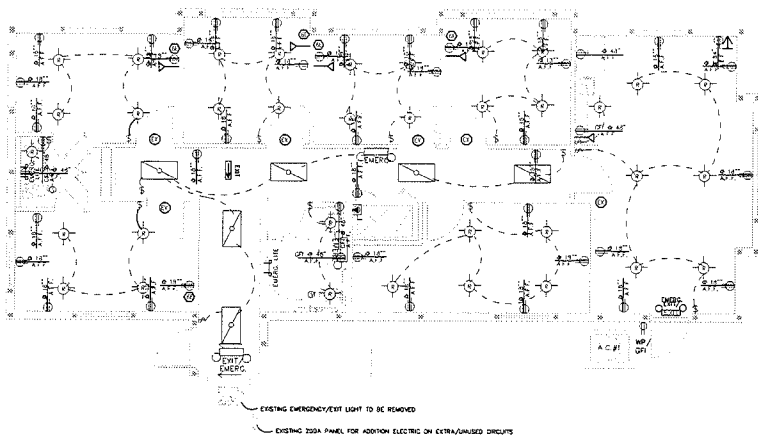


NOTE: ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NATIONAL ELEC. CODE, LOCAL CODES, AND THE LOCAL POWER CO. - SEVERING REQUIREMENTS MAY CHANGE DUE TO SENSIT PANEL FULL

* EMERGENCY LIGHTING SHALL BE ARRANGED TO PROVIDE MIN. ILLUMINATION THAT IS NO LESS THAN 100 FOOT-CANDLES (1 F.T. DISTANCE) AND A MINIMUM AT ANY POINT OF 1 FOOT-CANDLE MEASURED ALONG THE PATH OF EXIT AT FLOOR LEVEL.

** A FUNCTIONAL ILLUMINATION TEST OF THE EMERGENCY LIGHTING WILL BE MADE USING A LIGHT METER TO MEASURE FOOT-CANDLES PRIOR TO FINAL CERTIFICATE OF OCCUPANCY INSPECTION.

NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO COMPLY WITH CHAPTER 16 OF THE FLORIDA BUILDING CODE 5TH EDITION (2014)



GENERAL NOTES:

- 1) ALL WORK TO CONFORM WITH REQUIREMENTS OF NATIONAL, STATE, AND LOCAL CODES
- 2) ELECTRICAL PANEL EXISTING AT ADDITION
- 3) ALL EQUIPMENT U.L. LISTED
- 4) CONTRACTOR SHALL COORDINATE ELECTRICAL REQUIREMENTS AND MAKE FINAL CONNECTIONS OF EQUIPMENT FURNISHED BY OTHER TRADES
- 5) CEILING PROPOSED 1/2" DRIPWALL CEILING AT 9'-0" A.F.F. 2'-0" A.F.F.

ELECTRICAL LEGEND:

	= SURFACE MOUNT FLOOR (2-BULB)
	= JUNCTION BOX
	= TELEPHONE
	= ELECTRICAL PANELS (EXISTING)
	= EXIST. WALL MOUNTED LITE
	= CEILING MOUNTED DUPLEX RECEPTACLE
	= 2-ROWS NEON LIGHTING
	= NEW DUPLEX RECEPTACLE
	= NEW 320 RECEPTACLE (44" A.F.F.)
	= EXIT LITE W/ BATTERY PACK
	= 2-HEAD EMERGENCY LITE W/ BATTERY PACK
	= RECESSED CAN LITE
	= TV
	= EXAM ROOM INDICATOR (LOW VOLTAGE)
	= CAT 6E (LOW VOLTAGE)

ELECTRICAL GENERAL NOTES

1. ELECTRICAL SERVICE TO BE DETERMINED BY A LICENSED FLORIDA ELECTRICAL ENGINEER. LOCATION TO BE DETERMINED BY RULES & ELECTIONS.
2. ALL SHOCK DETECTORS TO BE RECONNECTED & MPA 72.
3. SUPPORT BONES FOR CEILING FAN TO BE U.L. LISTED
4. ALL NEW CIRCUITS WILL REQUIRE AFCI PROTECTION AND TAMPER RESISTANT RECEPTACLES PER NEC

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS, TO AVOID MISTAKES, THE CONTRACTOR MUST VERIFY AND BE RESPONSIBLE FOR DIMENSIONS, ELEVATIONS, AND ALL CONDITIONS BEFORE SUBMITTING THEIR BID AND/OR STARTING CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR SAME. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB, AND DESIGN PROFESSIONALS MUST BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS. CONTRACTOR TO VERIFY WITH OWNER ALL CONDITIONS AND/OR RESPONSIBILITIES STATED IN THE CONTRACT, AND SHALL BE RESPONSIBLE FOR SAME WITHOUT ADDITIONAL CHANGE ORDER CHARGES.

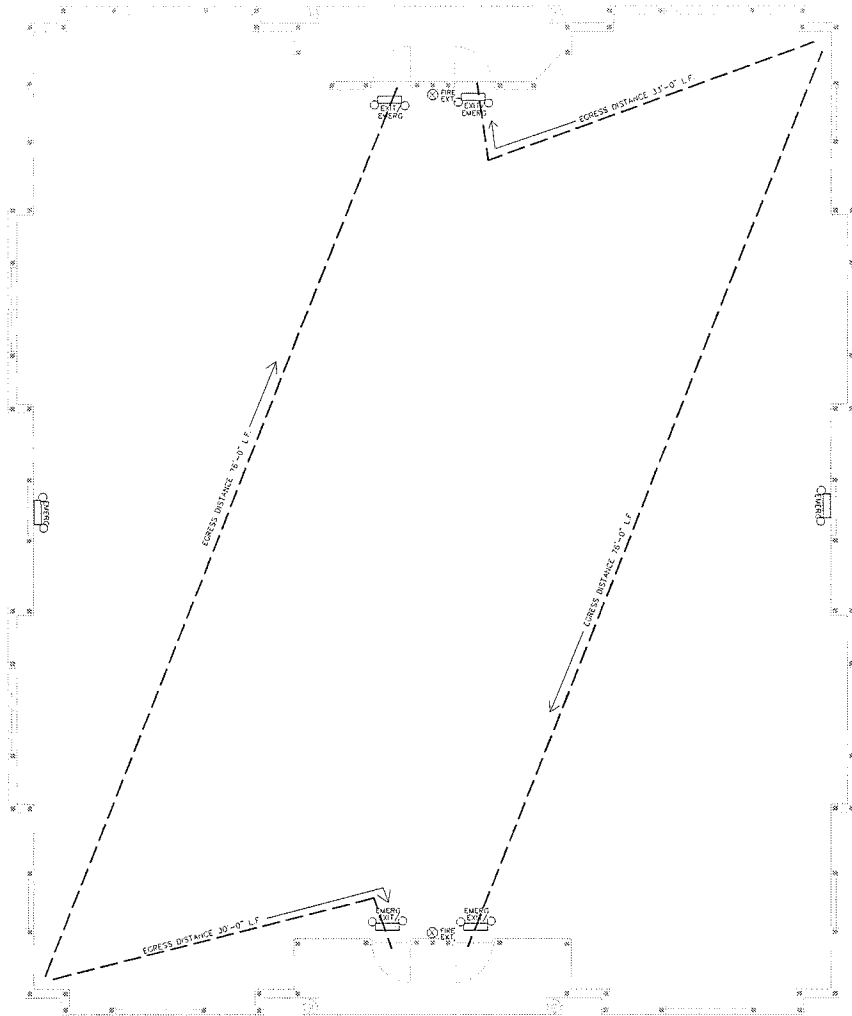
DISTINGUISHED DEVELOPMENT and CONTRACTING, INC.
 RODNEY R. VERNILLI
 CEC1309708
 E-MAIL: DISTDEV@YAHOO.COM
 WEBSITE: DISTDEVWEB.COM
 OFFICE: (407) 947-5411

"ADVANCED EYECARE"
 5680 WAYSIDE DRIVE
 SEMINOLE COUNTY, FLORIDA

MOORE ENGINEERING, LLC
 BRYAN A. MOORE
 P.E., F.S.E.
 PHONE: (407) 592-5000 FAX: (407) 592-5008

JOB NUMBER
 170420
 DATE
 4-20-17
 SHEET
 8
 OF 14 SHEETS
 ELECTRICAL PLAN

MOORE ENGINEERING, LLC
 BRYAN A. MOORE
 1001 E. HAWTHORNE BLVD.
 SUITE 100
 ORLANDO, FL 32803
 P. 407.592.5000
 F. 407.592.5008



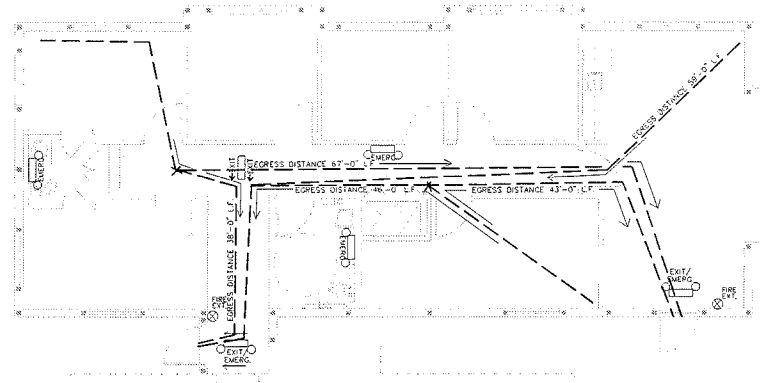
OCCUPANCY CLASSIFICATION CALCULATIONS:
 BUSINESS (B) 5,000 / 100 = 50
 TOTAL PERSONS ALLOWABLE = 50
 OCCUPANT LOAD SHALL BE POSTED IN A CONSPICUOUS PLACE NEAR MAIN ENTRANCE
 AS REQUIRED BY CODE

LIFE SAFETY PLAN

NOTES

1. PROVIDE MIN. RATED 2A10BC FIRE EXTINGUISHERS WITHIN 75' MAX. DISTANCE AS SHOWN
2. MOUNT FIRE EXTINGUISHERS/HANGERS NO GREATER THAN 42" A.F.F.

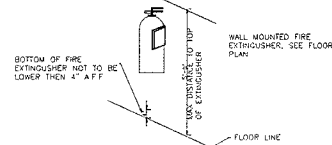
NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO COMPLY WITH CHAPTER 16
 OF THE FLORIDA BUILDING CODE 5TH EDITION (2014)



OCCUPANCY CLASSIFICATION CALCULATIONS:
 BUSINESS (B) 4,841 / 100 = 49
 TOTAL PERSONS ALLOWABLE = 49
 OCCUPANT LOAD SHALL BE POSTED IN A CONSPICUOUS PLACE NEAR MAIN ENTRANCE
 AS REQUIRED BY CODE

PROPOSED ADDITION TO EXIST. OFFICE:
 OFFICE ADDITION: 1,456
 EXISTING OFFICE A/C AREA: 3,385 S.F.
 NEW TOTAL EXISTING OFFICE: 4,841 S.F.

FIRE EXTINGUISHER TO BE INSTALLED ARE TO BE CLASS A.B.C AS PER
 (NFPA 10) (NFPA 1: 13.6.3.1)



NOTE: FOR FIRE EXTINGUISHER IN WALL CABINET, TOP OF
 EXTINGUISHER NOT TO EXCEED 5'-0" A.F.F.

1. FINAL LOCATION OF FIRE EXTINGUISHER TO BE DETERMINED BY
 FIRE MARSHAL
2. FIRE EXTINGUISHER SHALL BE LOCATED SO THAT THE MAXIMUM
 TRAVEL DISTANCE FROM ANY POINT TO NEAREST EXTINGUISHER IS
 LESS THAN 75 FEET TO CONFORM TO THE (NFPA) NATIONAL FIRE
 PROTECTION ASSOCIATION PUBLICATION #10
3. FIRE EXTINGUISHER TO BE INSTALLED ARE TO BE CLASS A.B.C AS PER
 (NFPA 10) (NFPA 1: 13.6.3.1)

FIRE EXTINGUISHER DETAIL

N.T.S.

"ADVANCED EYECARE"
 5680 WAYSIDE DRIVE
 SEMINOLE COUNTY, FLORIDA

DISTINGUISHED DEVELOPMENT
 and CONTRACTING, INC.
 E-MAIL: DISTDEV@YAHOO.COM
 WEBSITE: DISTDEVBYWEB.COM

RODNEY R. VERNILIN
 CCC1509708

OFFICE: (407) 917-5111

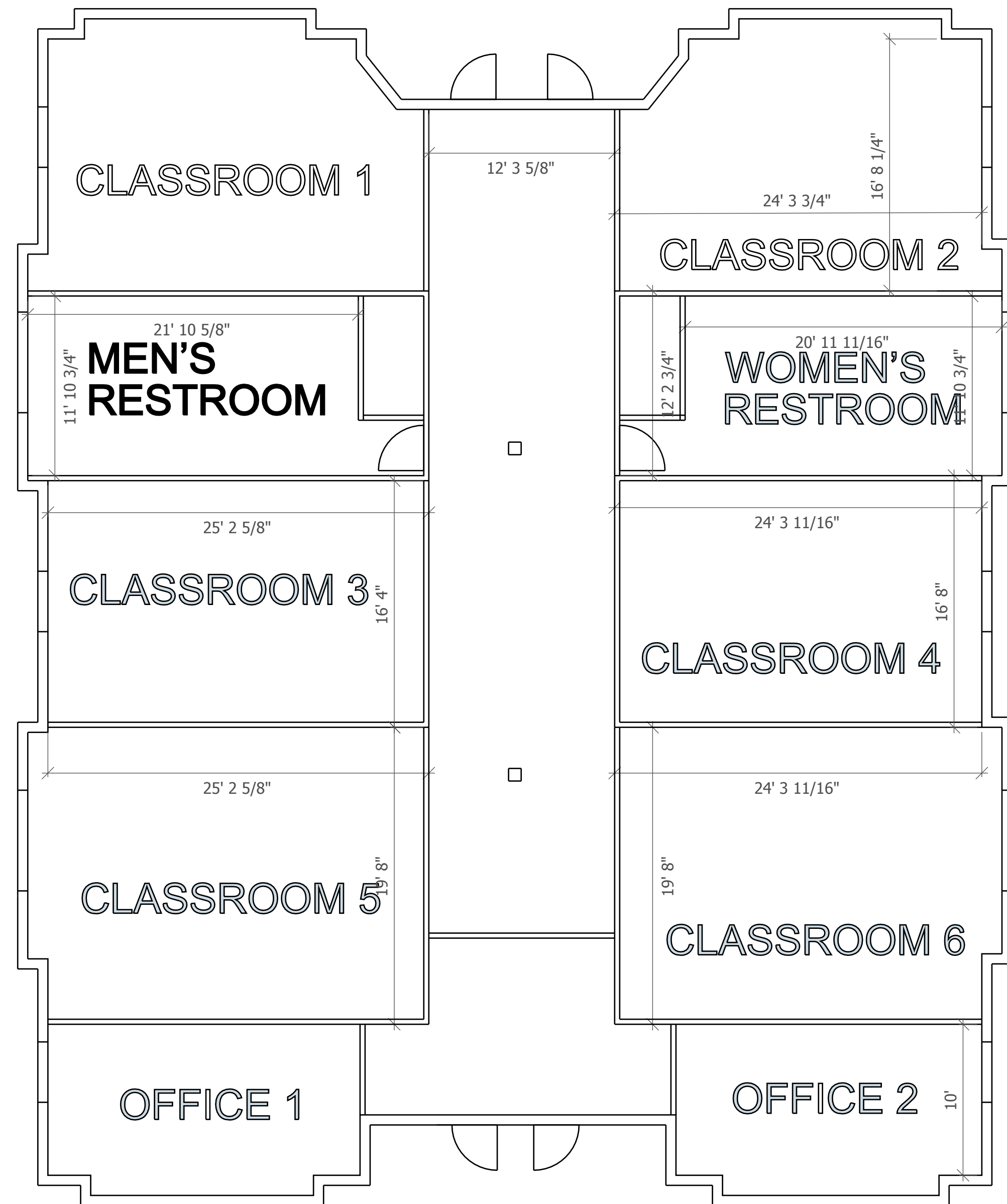


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LIFE SAFETY
 PLAN

MAJEST ENGINEERING, LLC
 1000 N. W. 10th St., Suite 100
 Ft. Lauderdale, FL 33304
 954-561-1111

4-27-17



Property Record CardA



Parcel: 30-19-30-300-002E-0000
Property Address: 5680 WAYSIDE DR SANFORD, FL 32771
Owners: BCL PROPERTIES LLC
 2025 Market Value \$1,581,607 Assessed Value \$1,581,607 Taxable Value \$1,581,607
 2024 Tax Bill \$19,586.49 Tax Savings with Non-Hx Cap \$705.16
 Professional Service Bld property w/1st Building size of 3,364 SF and a lot size of 1.85 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	30-19-30-300-002E-0000
Property Address	
Mailing Address	5680 WAYSIDE DR SANFORD, FL 32771-8625
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$835,713	\$801,356
Depreciated Other Features	\$120,233	\$109,182
Land Value (Market)	\$625,661	\$625,661
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,581,607	\$1,536,199
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$88,923
P&G Adjustment	\$0	\$0
Assessed Value	\$1,581,607	\$1,447,276

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$20,291.65
Tax Bill Amount	\$19,586.49
Tax Savings with Exemptions	\$705.16

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type
 BCL PROPERTIES LLC

Legal DescriptionA

SEC 30 TWP 19S RGE 30E W 330 FT OF S 1/4
OF NW 1/4 (LESS E 50 FT OF S 175 FT & N
320.58 FT & RD)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,581,607	\$0	\$1,581,607
Schools	\$1,581,607	\$0	\$1,581,607
FIRE	\$1,581,607	\$0	\$1,581,607
ROAD DISTRICT	\$1,581,607	\$0	\$1,581,607
SJWM(Saint Johns Water Management)	\$1,581,607	\$0	\$1,581,607

SalesA

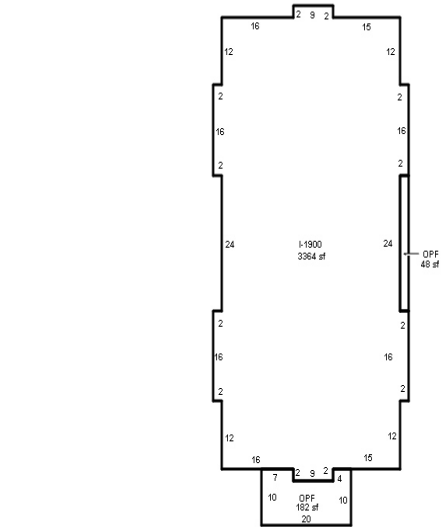
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/1/2005	\$650,000	05936/1277	Improved	No
WARRANTY DEED	8/1/1998	\$350,000	03495/0850	Improved	Yes
WARRANTY DEED	10/1/1985	\$125,000	01682/0971	Improved	No
WARRANTY DEED	2/1/1984	\$69,500	01523/1785	Vacant	Yes
WARRANTY DEED	2/1/1981	\$39,000	01320/0837	Vacant	No
WARRANTY DEED	10/1/1979	\$30,000	01249/0363	Improved	Yes

LandA

Units	Rate	Assessed	Market
80,445 SF	\$9.15/SF	\$625,661	\$625,661

Building InformationA	
#	1
Use	MASONRY PILASTER .
Year Built*	1986
Bed	
Bath	
Fixtures	0
Base Area (ft²)	3364
Total Area (ft²)	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$523,186
Assessed	\$298,216

* Year Built = Actual / Effective

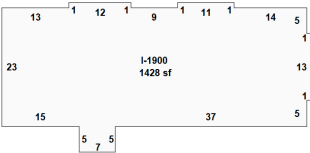


Building 1

AppendagesA	
Description	Area (ft²)
OPEN PORCH FINISHED	182
OPEN PORCH FINISHED	48

Building InformationA	
#	2
Use	MASONRY PILASTER .
Year Built*	2020
Bed	
Bath	
Fixtures	0
Base Area (ft²)	1428
Total Area (ft²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$247,603
Assessed	\$235,223

* Year Built = Actual / Effective



Building 2

Building InformationA	
#	3
Use	MASONRY PILASTER
Year Built*	2020
Bed	
Bath	
Fixtures	0
Base Area (ft²)	4999
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$318,183
Assessed	\$302,274

* Year Built = Actual / Effective

Building 3

AppendagesA	
Description	Area (ft²)
OPEN PORCH FINISHED	151
OPEN PORCH FINISHED	116

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
08584	5692 WAYSIDE DR: ALTERATION COMMERCIAL-interior shell White box CC no CO	\$89,000		8/1/2023
00564	5680 WAYSIDE DR: SITE LIGHTING	\$1,450		1/11/2022
15012	ADDITION- 5680 WAYSIDE DR	\$190,023	3/16/2020	4/1/2019
17692	5692 WAYSIDE DR: OFFICE/BANKS/PROFESS BLDGS-5000 SQ FT DARK SHELL	\$500,000	3/16/2020	1/29/2019
07045	REPAIR DAMAGED WALL DUE TO CAR	\$2,400		6/17/2016
04974	GROUND SIGN - ADVANCED EYE CARE; PAD PER PERMIT 5686 WAYSIDE DR	\$2,235		5/9/2007
12440	REROOF	\$9,900		11/3/2006
00992	TENANT BUILDOUT	\$200,000	5/23/2007	1/30/2006
00473	PAOLA WOODS DAY CARE WIRE HOOD	\$300		1/1/1996
06355	PAOLA WOODS DAY CARE	\$1,300		9/1/1995
05898	FIRE ALARM PAOLA WOODS DAY CARE	\$1,550		9/1/1995
05706	DEMOLITION (2) WALLS	\$330		8/1/1995

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed

WALKS CONC COMM	1986	114	\$620	\$248
COMMERCIAL ASPHALT DR 2 IN	1986	8820	\$23,814	\$9,526
4' CHAIN LINK FENCE - LIN FT	1986	148	\$1,591	\$636
6' CHAIN LINK FENCE - LIN FT	1986	1864	\$28,873	\$11,549
WALKS CONC COMM	2020	2370	\$12,893	\$11,604
COMMERCIAL ASPHALT DR 2 IN	2020	30041	\$81,111	\$73,000
POLE LIGHT 1 ARM	2020	6	\$11,124	\$11,124
BLOCK WALL - SF	2020	204	\$2,829	\$2,546

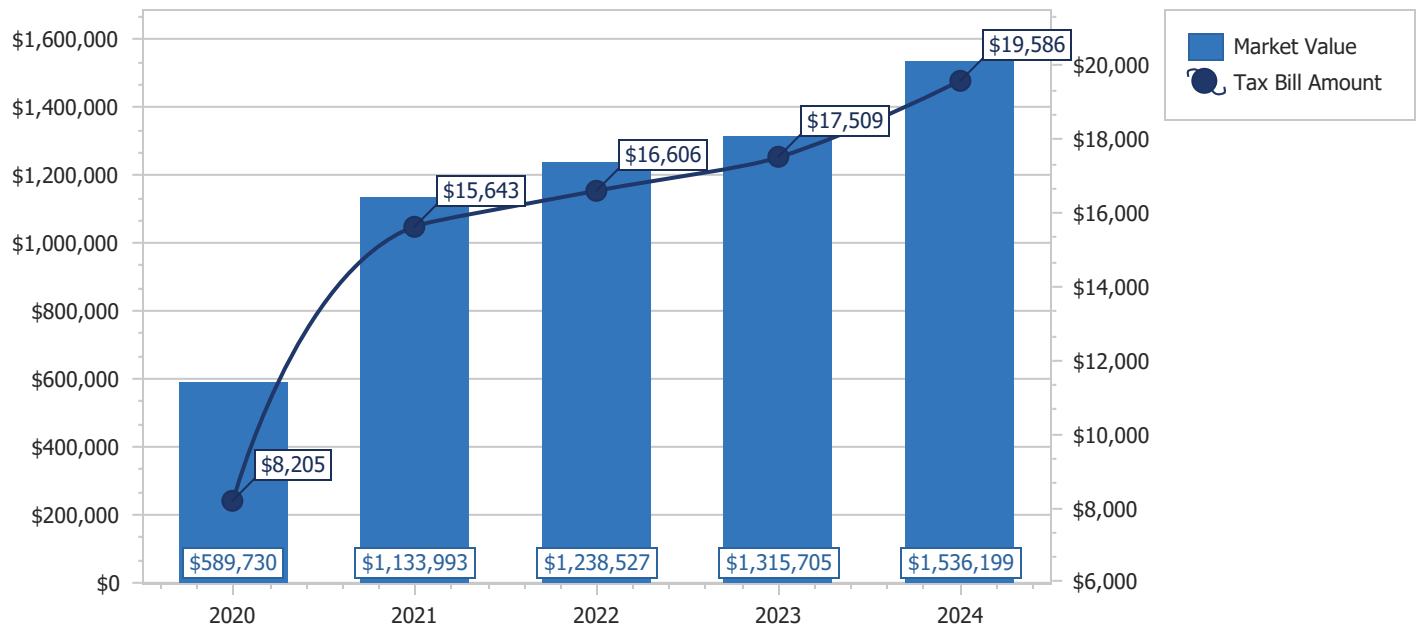
ZoningA	
Zoning	OP
Description	Office
Future Land Use	OFF
Description	Office

Political RepresentationA	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

School DistrictsA	
Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandes@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 5/13/2025 10:12:15 AM
Project: 25-80000058
Credit Card Number: 52*****2405
Authorization Number: 76421Z
Transaction Number: 130525C2A-313874EB-722A-472A-9D8C-912D760902D1
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

SEMINOLE COUNTY GOVERNMENT
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
SANFORD, FLORIDA 32771

The DRC Agenda can be found [HERE](#).

PROJECT NAME:	CITY CHURCH HIGH SCHOOL - PRE-APPLICATION	PROJ #: 25-80000058
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/13/25	
RELATED NAMES:	EP JESSE BURRIS	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	30-19-30-300-002E-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A HIGH SCHOOL ON 1.85 ACRES IN THE OP ZONING DISTRICT LOCATED ON THE EAST SIDE OF ORANGE BLVD, SOUTH OF WILSON RD	
NO OF ACRES	1.85	
BCC DISTRICT	5: HERR	
CURRENT ZONING	OP	
LOCATION	ON THE NORTHEAST CORNER OF WAYSIDE DR AND ORANGE BLVD	
FUTURE LAND USE	OFF	
APPLICANT:	CONSULTANT:	
KELVIN HILL CITY CHURCH 174 S ORANGE BLVD SANFORD FL 32771 (407) 321-9600	JESSE BURRIS WAYMAKER PLACE 2460 W SR 426 OVIEDO FL 32765 (407) 874-0667 JESSE.BURRIS@WAYMAKERPLACE.COM	

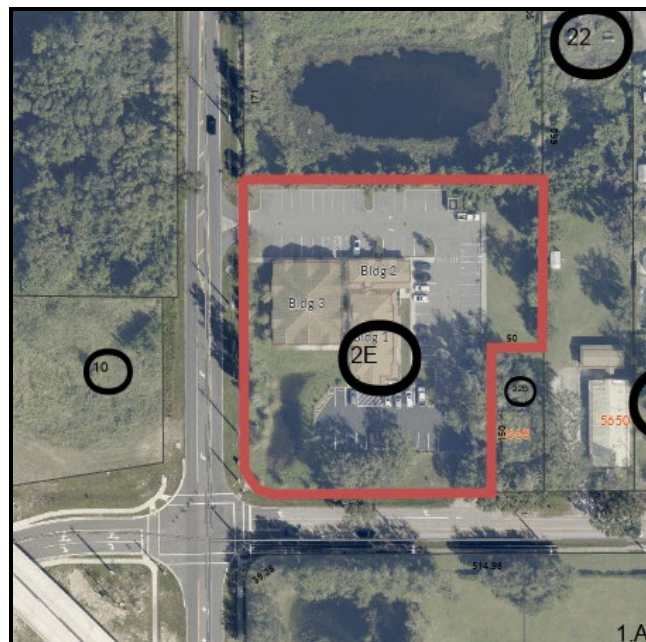
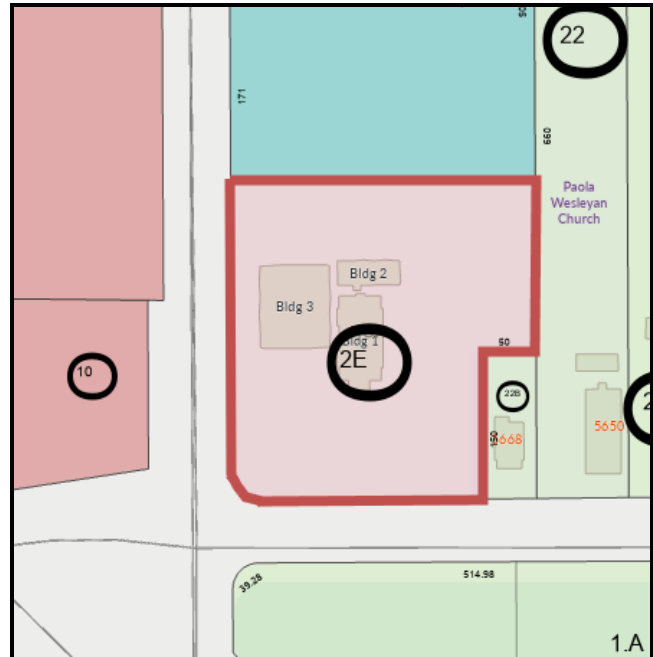
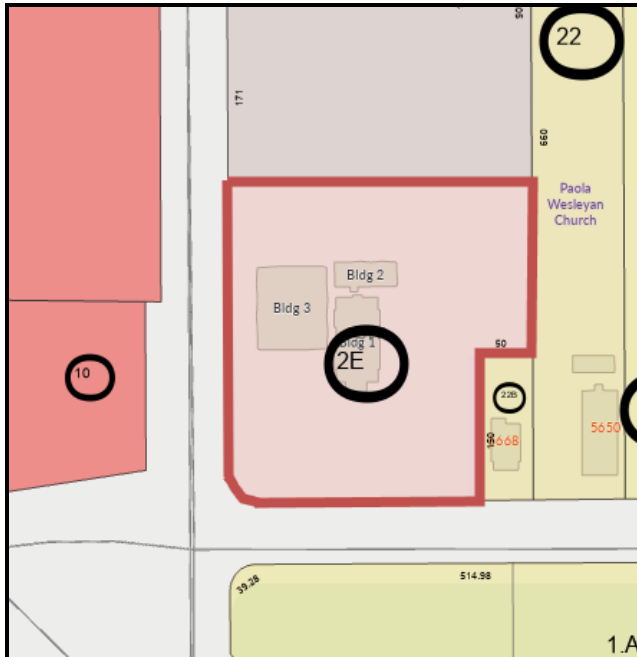
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time-to-time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use designation of Office (OFF) and a zoning designation of OP (Office).
- The proposed use of a Private High School is permitted in the OP Zoning district

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	Info Only
2.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30_ZORE_PT67LASCBU	Info Only
3.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
4.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
5.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
6.	Comprehensive Planning	Future Land Use of OFF has maximum FAR of 0.35	Info Only
7.	Comprehensive Planning	Future Land Use Policy FLU 5.3.1 Office states: Uses C Nursery schools, libraries, laboratories, and day care centers; D Public elementary schools, public middle schools, and public high schools;	Info Only
8.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
9.	Environmental Services	This development is within Seminole County's reclaim irrigation service area but is not required to connect. There is a 20" HDPE reclaim main running along the south side of West State Road 46 If this development does not connect to reclaim irrigation, then irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
10.	Environmental Services	Be advised that West State Road 46 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
11.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml . This page can also be navigated to from our official website via Departments and Services ->	Info Only

		Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	
12.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 12" PVC potable water main running along the north side of West State Road 46 as well as a 12" PVC potable water main running along the east side of Orange Boulevard. This property has an active water service connection already that can potentially be reused.	Info Only
13.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is a 4" PVC force main near the southeast corner of this property as well as a 10" PVC force main running along the west side of Orange Boulevard. The developer would have to build a (or reuse the existing) private pump station to pressurize the sanitary sewer discharge to connect to our force main system.	Info Only
14.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
15.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
16.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
17.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
18.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
19.	Natural Resources	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	Info Only
20.	Natural	Protective barriers shall be placed at points not closer than	Info Only

	Resources	six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	
21.	Natural Resources	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)	Info Only
22.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
23.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
24.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
25.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
26.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
27.	Planning and Development	The subject property has a Future Land Use designation of Office (OFF) and a zoning designation of OP (Office).	Info Only
28.	Planning and	The proposed use of a Private High School is permitted in	Info Only

	Development	the OP zoning district.	
29.	Planning and Development	The building setbacks for the OP zoning are: Twenty-five (25) foot: Front Yard, Ten (10) foot: Rear yard, Zero (0) foot: Side Yard, Zero (0) foot: Side Street.	Info Only
30.	Planning and Development	<p>The proposed change of use will require site changes and is subject to the Site Plan Approval Process under the SCLDC Chapter 40.</p> <p>Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</p>	Info Only
31.	Planning and Development	<p>Parking requirements for the proposed use of a school are: High School and Above: five (5) parking spaces for each classroom.</p> <p>The subject property currently accommodates operational office facilities. In accordance with off-street parking regulations, the offices are required to maintain a minimum of twenty (20) parking spaces. These existing parking provisions are in addition to the parking spaces required for the proposed school development, ensuring compliance of the off-street parking requirements for both uses.</p> <p>Parking and landscaping requirement can be found in SCLDC Part 11 Chapter 30.</p>	Info Only
32.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
33.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
34.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
35.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
36.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
37.	Public Works - Engineering	Staff has concerns with pick up and drop off que for high school students. This would have to be evaluated, and alterations will be required.	Info Only
38.	Public Works - Engineering	Existing site would not support student parking. This would have to be evaluated as part of the site plan.	Info Only
39.	Public Works - Engineering	If any additional impervious is proposed, additional drainage will be required. This would require the retention to be increased.	Info Only
40.	Public Works - Engineering	Any sidewalks that are damaged during construction would need to be repaired or replaced to county standard.	Info Only

41.	Public Works - Impact Analysis	A traffic impact analysis (TIA) may be required for this redevelopment if the net new trip generation (the difference between the previous and proposed uses) from the proposed project generates an additional 50 peak hour trips or more. If the TIA is needed, it should be prepared in accordance with the Seminole Traffic Study Requirements for Concurrency guidelines. Please submit to staff a proposed TIA methodology for review and approval prior to submittal of the TIA itself.	Info Only
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AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies.

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-0311 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jennifer Goff (407) 665-7336 jgoff@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton (407) 665-5730 wwarton@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.shtml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.shtml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2025-524

Title:

FARM DISTILLERY - PRE-APPLICATION

Project Number: 25-80000060

Project Description: Proposed Site Plan for a farm distillery on 12.44 acres in the A-1 Zoning District located on the north side of Chapman Rd, west of SR 434

Project Manager: Kaitlyn Apgar (407) 665-7377 (kapgar@seminolecountyfl.gov)

Parcel ID: 21-21-31-300-0150-0000

BCC District: 1-Dallari

Applicant: Mitch Patel (321) 303-3230

Consultant: N/A



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
TELEPHONE: (407) 665-7371
PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 25-80000060
PM: Kaitlyn
REC'D: 5/15/25
Paid: 5/15/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ **PRE-APPLICATION** \$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME:	Farm distillery		
PARCEL ID #(S):	012101000015000000	21-21-31-300-0150-0000	
TOTAL ACREAGE:	1.42	12.44	BCC DISTRICT: 1: Dallari
ZONING:	Ag	A-1	FUTURE LAND USE: LDR

APPLICANT

NAME:	Mitch Patel	COMPANY:	
ADDRESS:	2395 riverdale ct		
CITY:	Oviedo	STATE:	FL ZIP: 32765
PHONE:	3213033230	EMAIL:	Mitch@p1vodka.com

CONSULTANT

NAME:	COMPANY:		
ADDRESS:			
CITY:	STATE:	ZIP:	
PHONE:	EMAIL:		

PROPOSED DEVELOPMENT

Brief description of proposed development: Building on farm

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☐ SITE PLAN ☐ SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 5/23	COM DOC DUE: 5/29	DRC MEETING: 6/4
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: LDR	LOCATION:
W/S: Seminole County	BCC: 1: Dallari	on the north side of Chapman Rd, west of SR 434

Overview:

This application seeks approval to establish an agro-distillery on the farm located on Chapman Rd, Oviedo. The proposed use supports sustainable agriculture by utilizing fruits grown directly on the farm to craft small-batch spirits on-site. The facility will be a vertically integrated agricultural and craft distillation operation, where all ingredients are sourced from the land and transformed into a value-added product: artisanal spirits.

Primary Use:

The primary function of the Argo Distillery property remains agricultural. A significant portion of the land is currently and will continue to be used for cultivating fruit crops such as peaches, plums, pears, berries, and citrus varieties, which will form the base of the distilled spirits.

The agro-distillery will allow for:

- Harvesting and processing fruit grown on-site
- Fermentation and distillation of fruit wines into craft spirits
- Aging, bottling, labeling, and packaging of spirits
- Limited direct-to-consumer farm sales by appointment (if permitted)

This promotes agricultural preservation while also fostering a sustainable, locally-sourced business model.

Structure & Operations:

- Existing or Proposed Structure(s):

A new structure building (e.g., barn or pole barn) will house the distillation equipment. This building will comply with all fire safety, environmental, and building codes related to distilling.

- Distillation Equipment:

The equipment will be appropriately sized for small-batch production and will include fermenters, a still, storage tanks, and a bottling area. All operations will be conducted

indoors to ensure safety and reduce noise.

- **Hours of Operation:**

The agro-distillery will operate during normal business hours, typically Monday through Saturday, 9 a.m. – 6 p.m., with minimal staff on-site and occasional farm-based sales by appointment.

- **Traffic and Impact:**

The project will have minimal impact on local traffic. Commercial activity and deliveries will be infrequent and scheduled to avoid any disruption to the surrounding area.

Environmental & Community Benefits:

- **Sustainability:**

By using on-site agricultural products, waste is reduced, and production is tightly integrated with the natural crop cycle. Organic and regenerative practices are prioritized.

- **Economic Development:**

This project supports rural economic development by creating jobs and generating tax revenue, while also reinforcing the agricultural identity of the region.

Compliance & Safety:

- All state and federal licenses for alcohol production (TTB and state distilling permits) will be obtained.
- Wastewater and byproduct management will follow DEP and zoning guidelines, with plans in place for composting or reusing spent fruit solids.
- Fire, life, and safety systems will be installed per code, and a fire department inspection will be requested once the build-out is complete.

Conclusion:

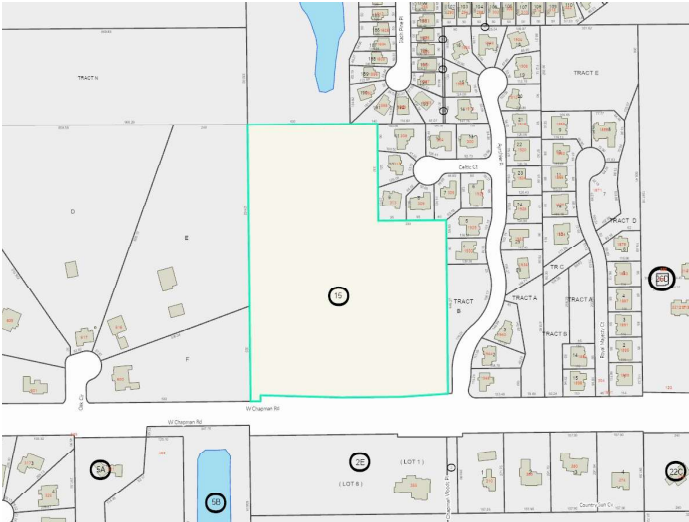
The agro-distillery aligns with the county's agricultural land-use goals by preserving the land's farming character while creating a responsible, sustainable value-added production process. We respectfully request the county's support in granting the necessary zoning approvals or use permits to proceed.

Property Record Card



Parcel: 21-21-31-300-0150-0000
 Property Address:
 Owners: PATEL, MEECHAL; PATEL, JAINA
 2025 Market Value \$289,229 Assessed Value \$1,142 Taxable Value \$1,142
 2024 Tax Bill \$2,443.27 Tax Savings with Non-Hx Cap \$1,377.16
 Grazing Land property has a lot size of 12.44 Acres

Parcel Location



Site View



Parcel Information

Parcel	21-21-31-300-0150-0000
Property Address	
Mailing Address	2395 RIVERDALE CT OVIEDO, FL 32765-8641
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	60:Grazing Land
Exemptions	None
AG Classification	Yes

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$289,229	\$289,229
Land Value Agriculture	\$1,142	\$0
Just/Market Value	\$289,229	\$289,229
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$173,664
P&G Adjustment	\$0	\$0
Assessed Value	\$1,142	\$115,565

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,820.43
Tax Bill Amount	\$2,443.27
Tax Savings with Exemptions	\$1,377.16

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

PATEL, MEECHAL - Tenancy by Entirety
 PATEL, JAINA - Tenancy by Entirety

Legal Description

SEC 21 TWP 21S RGE 31E
S 3/4 OF W 1/2 OF SE 1/4
OF SE 1/4 (LESS E 230 FT
OF N 330 FT + RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,142	\$0	\$1,142
Schools	\$1,142	\$0	\$1,142
SJWM(Saint Johns Water Management)	\$1,142	\$0	\$1,142

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/1/2018	\$89,500	09080/0541	Vacant	Yes
QUIT CLAIM DEED	4/29/2010	\$100	07377/0720	Vacant	No
QUIT CLAIM DEED	4/29/2010	\$100	07377/0718	Vacant	No
QUIT CLAIM DEED	2/1/2002	\$100	04335/0887	Vacant	No
QUIT CLAIM DEED	6/1/2001	\$4,000	04108/1608	Vacant	No

Land

Units	Rate	Assessed	Market
11.28 Acres	\$57,000/Acre Market, \$225/Acre AG	\$1,142	\$289,229

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

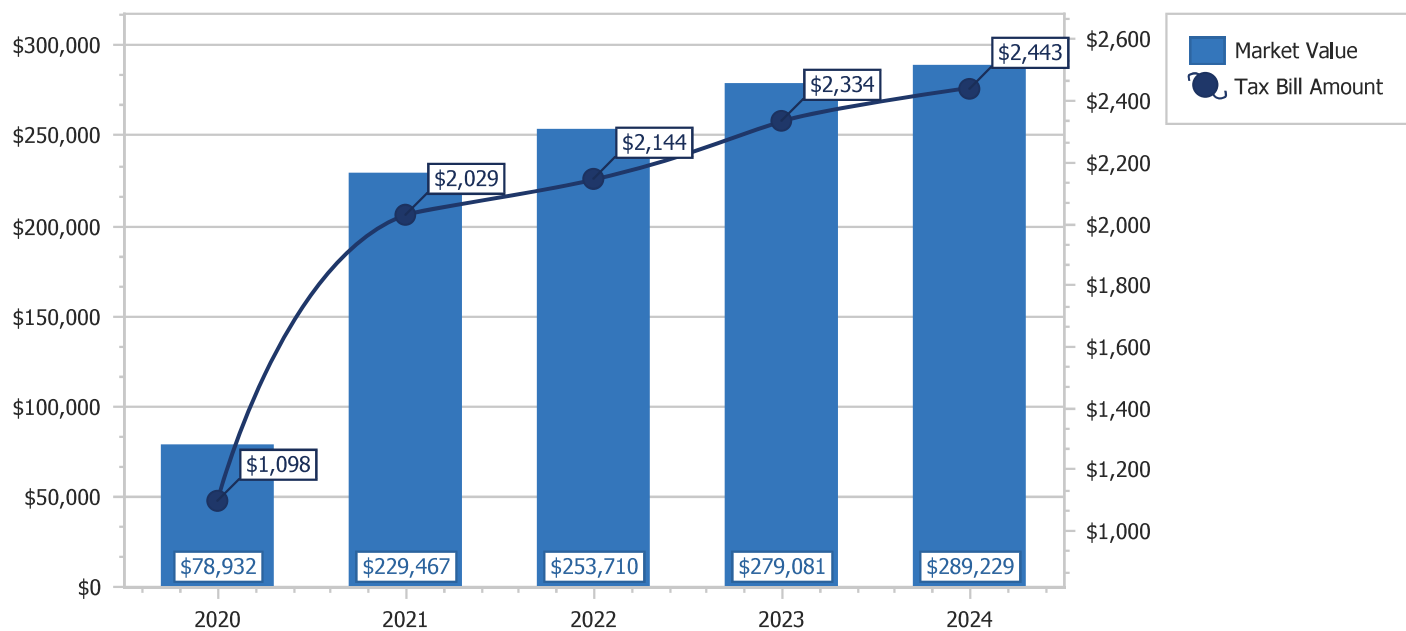
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 74

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Oviedo

Utilities	
Fire Station #	Station: 46 Zone: 464
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandes@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 5/15/2025 2:01:43 PM
Project: 25-80000060
Credit Card Number: 44*****9375
Authorization Number: 015929
Transaction Number: 150525O18-1825B872-54BB-4928-A379-C9D711D8697A
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

SEMINOLE COUNTY GOVERNMENT
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
SANFORD, FLORIDA 32771

The DRC Agenda can be found [HERE](#).

PROJECT NAME:	FARM DISTILLERY - PRE-APPLICATION	PROJ #: 25-80000060
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/15/25	
RELATED NAMES:	EP MITCH PATEL	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	21-21-31-300-0150-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A FARM DISTILLERY ON 12.44 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH OF CHAPMAN RD, WEST OF SR 434	
NO OF ACRES	12.44	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF CHAPMAN RD, WEST OF SR 434	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
MITCH PATEL 2395 RIVERDALE CT OVIEDO FL 32765 (321) 303-3230 MITCH@P1VODKA.COM	N/A	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time-to-time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

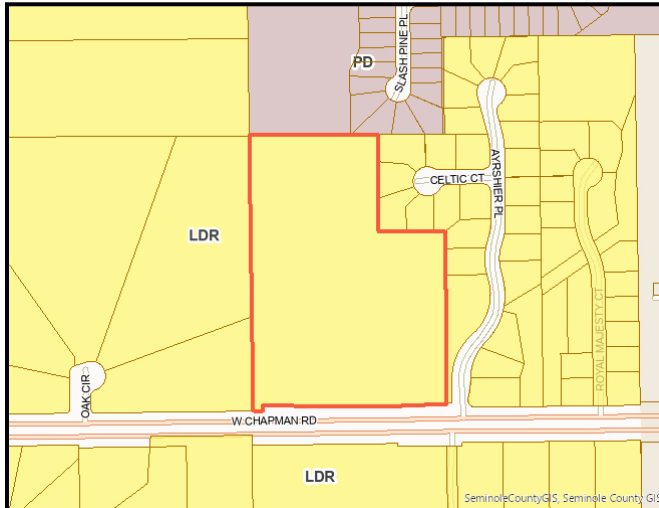
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

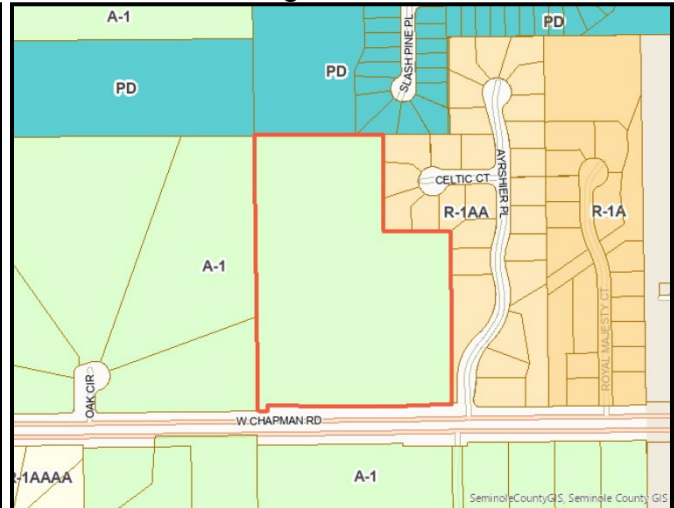
- The subject property has a Future Land Use (FLU) of Low Density Residential (LDR) and a zoning designation of A-1 (Agriculture).
- The use of the property for agricultural functions is permitted in the A-1 zoning district. The use of the property as a craft distillery in accordance with State requirements and regulations is permitted as an accessory to a bona fide farm in the A-1 zoning district, per Planning Manager interpretation as of June 16, 2013.

PROJECT AREA ZONING AND AERIAL MAPS

FLU: LDR



Zoning: A-1



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of site plan review. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.	Info Only
3.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
4.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
5.	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
6.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
7.	Comprehensive Planning	Future Land Use of LDR (Low Density Residential) has maximum of 4 DU/AC or a maximum of 7 DU/AC with affordable housing (HSG 3.3). The Future Land Use Element of the Comprehensive Plan states the following under Policy FLU 5.2.1 Low Density Residential: The purpose and intent of this land use designation is to provide appropriate locations for residences at a maximum density of four dwelling units per net buildable acre, with a limited list of public purpose and special exception uses.	Info Only
8.	Comprehensive Planning	FLU Policy FLU 5.2.1 Low Density Residential, lists the following as uses as applicable in the LDR Future Land Use: Uses A Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element (except for six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre; B Public elementary schools, public middle schools and public high schools; and C Special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities, and publicly owned parks and recreational areas.	Info Only
9.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only

10.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 16" DI potable water main running along the south side of West Chapman Road as well as a 6" PVC potable water main running along the west side of Ayrshier Place.	Info Only
11.	Environmental Services	This development is within Seminole County's sanitary sewer service area may be required to connect depending on the proposed wastewater characteristics and intensity. The nearest connection point is a 12" PVC force main running along the north side of West Chapman Road. The developer would have to build a private pump station to pressurize the sanitary sewer discharge to connect to our force main system.	Info Only
12.	Environmental Services	This development is within Seminole County's reclaim irrigation service area but since there are no reclaim water lines nearby, irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
13.	Environmental Services	This development may be required to install an appropriate wastewater pretreatment system and to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP) if deemed appropriate due to the proposed distillery use which has the potential to generate hazardous wastewater. You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov or by phone at 407-665-2842 if you have any questions/concerns about the program's applicability to this development.	Info Only
14.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
15.	Planning and Development	SETBACKS: The setbacks for the A-1 zoning district are: 50 feet in the Front Yard, 30 feet in the Rear yard, 10 feet in the Side Yard, and 50 feet on any Side Street. Structures for agricultural use (Barns & structures for livestock) shall have minimum 50 ft. front, side and rear setbacks and be distanced a minimum of 100 ft. from any residential structure on an adjacent lot or parcel.	Info Only

16.	Planning and Development	The use of the property for agricultural operations and attendant structures; greenhouses (not involved with retail sales to the general public); including plant nurseries, groves and farms for the cultivation and propagation of citrus, vegetables, fruits, berries, nuts, grass sod and trees. Barns, sheds, silos, granaries, and related agricultural structures are also permitted. The retail sales of products to the public is not a permitted function in the A-1 zoning district.	Info Only
17.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.html	Info Only
18.	Planning and Development	The proposed use of the property as a craft distillery is permitted as an accessory to a bona fide farm. "Craft distillery" means a licensed distillery which distills, rectifies, or blends 250,000 gallons or less of distilled spirits per calendar year on its premises, per Florida Statute Chapter 565.03. The distillery must be located on the Farm and must utilize some of the agricultural products grown on the premises as ingredients in the distilling process. The craft distiller must comply with all applicable State and Federal Regulations. Please see the Florida Statute regarding Craft Distilleries: http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0500-0599/0565/Sections/0565.03.html	Info Only
19.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
20.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
21.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
22.	Public Safety - Fire Marshal	Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2	Info Only
23.	Public Works - Engineering	Based on County Basin Study a portion of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Info Only
24.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Info Only
25.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils. There may be significant muck on the site.	Info Only
26.	Public Works - Engineering	Based on a preliminary review, there are known drainage issues just downstream of the property. At a minimum, the site will be required to hold water quality and hold the volumetric difference for the 25-year, 24-hour storm	Info Only

		event. The site can also not exceed the predevelopment rate of discharge for the 25-year,24-hour storm event.	
27.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
28.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally west and north.	Info Only
29.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to an existing old agricultural ditch on the west side of the property.	Info Only
30.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
31.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
32.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
33.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 330' on a Collector or Arterial roadway. This will have to be evaluated at final engineering based on expected traffic. The current residential driveway may not be sufficient for the proposed use. The County Engineer may have additional requirements for turn lanes based on the potential traffic generation as well.	Info Only
34.	Public Works - Engineering	The site will be limited to a right-in and right-out for vehicle traffic.	Info Only
35.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required if the trip generation for the proposed use is more than 50 weekday peak hour trips based in the latest edition of the ITE Trip Generation Manual. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. If a TIA is required the Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	Info Only

AGENCY/DEPARTMENT REVIEWER CONTACT

This section shows the reviewers of this project from the various County agencies.

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2025-525

Title:

SMITH PROPERTY - PRE-APPLICATION

Project Number: 25-80000061

Project Description: Proposed Site Plan for an alligator processing facility on 4.83 acres in the A-1 Zoning District located on the east side of Mellonville Ave, south of Palm Way

Project Manager: Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)

Parcel ID: 17-20-31-5AZ-0000-025C

BCC District: 2-Zembower

Applicant: Derrick Smith (407) 235-4812

Consultant: N/A



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 25-80000061

Received & Paid: 5/15/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION

\$50.00

PROJECT

PROJECT NAME: ~~Derrick Smith~~ Smith Property

PARCEL ID #(S): 17-20-31-SA2-0000-025C

TOTAL ACREAGE: 3.76 Acres BCC DISTRICT: 2: Zembower

ZONING: ~~G-1~~ A-1 FUTURE LAND USE: SE

APPLICANT

NAME: Derrick Smith

COMPANY:

ADDRESS: 264 Ruskin St

CITY: Lake Mary

STATE: FL

ZIP: 32746

PHONE: 407 235 4812

EMAIL: mrderrick3387@gmail.com

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: _____

STAFF USE ONLY

COMMENTS DUE: 5/23

COM DOC DUE: 5/29

DRC MEETING: 6/4

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: SE

LOCATION:
on the east side of Mellonville Ave,
south of Pine Way

W/S: City of Sanford

BCC: 2: Zembower

Agenda: 5/30

Pre app

Mya.

General Use Permit. On ag Land

I Derrick Smith would like to build an Alligator processing facility.

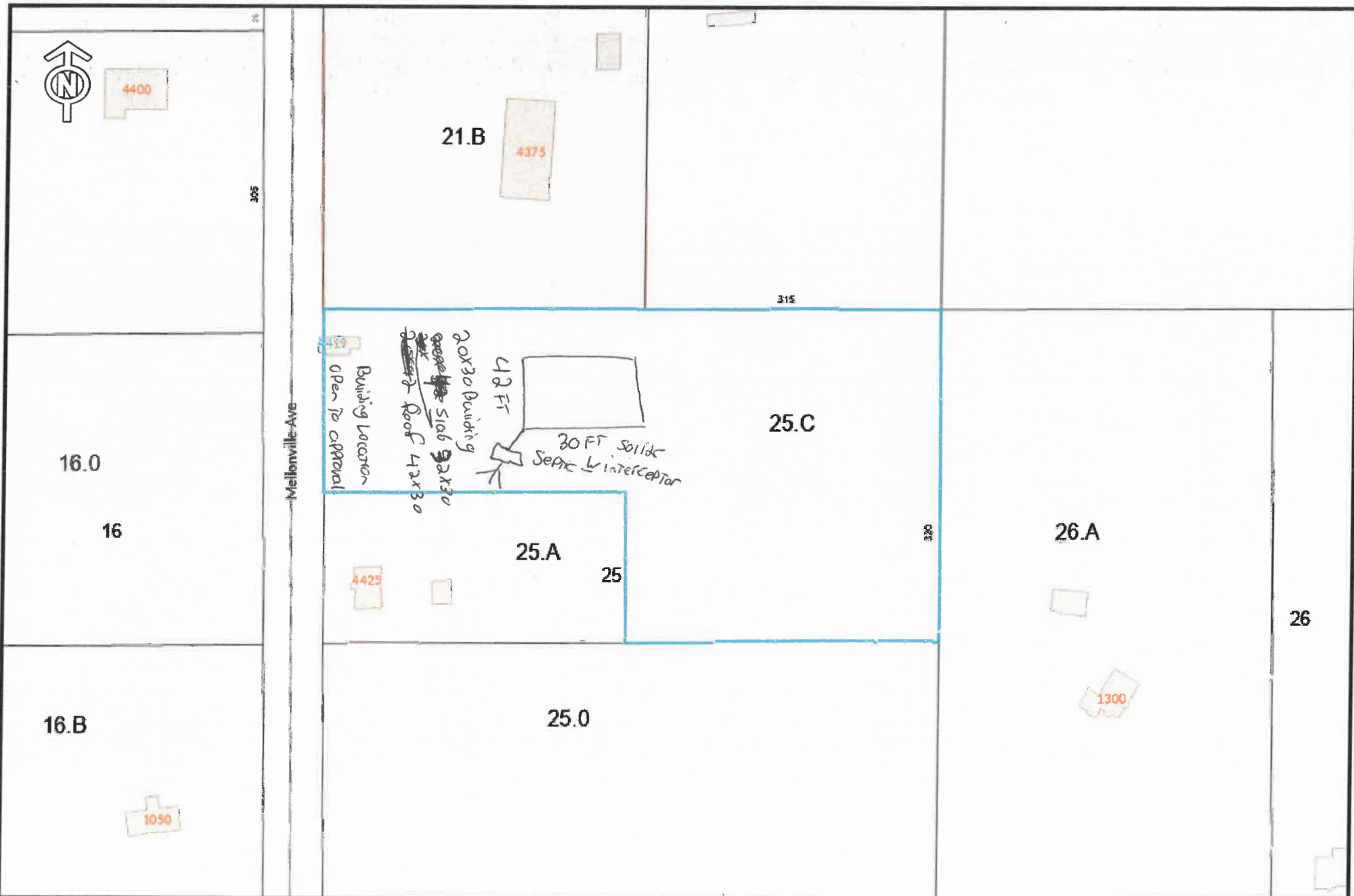
The building would be 20x30 with a 32x30 slab

The roof outline would be 42x30

We plan on using the well water onsite with a septic system to include a holding tank with a solids interceptor into a drain ~~field~~ field.

There will be a USDA certified cleaning station and health Dept approved sanitation methods.

Carcass disposal will be offsite daily

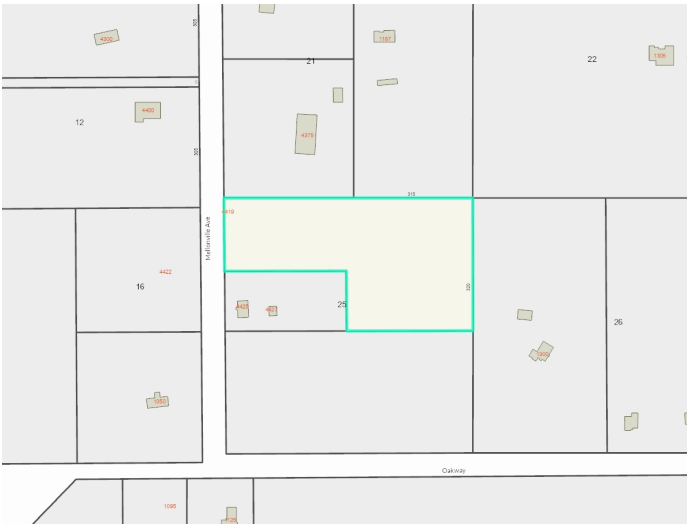


Property Record Card



Parcel: 17-20-31-5AZ-0000-025C
Property Address: 4419 MELLONVILLE AVE SANFORD, FL 32773
Owners: SMITH, TERRY E
 2025 Market Value \$230,571 Assessed Value \$20,111 Taxable Value \$20,111
 2024 Tax Bill \$198.34 Tax Savings with Non-Hx Cap \$2,178.98
 The / Grazing Land - Improved - Parcel Has An Admin Hx Cut-Out property is 576 SF and a lot size of 3.76 Acres

Parcel Location



Site View



Parcel Information

Parcel	17-20-31-5AZ-0000-025C
Property Address	4419 MELLONVILLE AVE SANFORD, FL 32773
Mailing Address	4425 S MELLONVILLE AVE SANFORD, FL 32773-9421
Subdivision	PALM HAMMOCK
Tax District	G1:Agricultural
DOR Use Code	6001:Grazing Land - Improved - Parcel Has An Admin Hx Cut-Out
Exemptions	None
AG Classification	Yes

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$18,471	\$17,962
Depreciated Other Features	\$1,200	\$1,200
Land Value (Market)	\$210,900	\$210,900
Land Value Agriculture	\$833	\$833
Just/Market Value	\$230,571	\$230,062
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$393	\$1,637
P&G Adjustment	\$0	\$0
Assessed Value	\$20,111	\$18,358

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,377.32
Tax Bill Amount	\$198.34
Tax Savings with Exemptions	\$2,178.98

Owner(s)

Name - Ownership Type

SMITH, TERRY E

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

N 320 FT OF LOT 25 (LESS 1 ACRE HOMESTEAD)
PALM HAMMOCK
PB 1 PG 104

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$20,111	\$0	\$20,111
Schools	\$20,504	\$0	\$20,504
SJWM(Saint Johns Water Management)	\$20,111	\$0	\$20,111

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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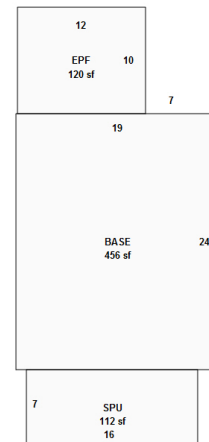
Land

Units	Rate	Assessed	Market
3.70 Acres	\$57,000/Acre Market, \$225/Acre AG	\$833	\$210,900

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1940
Bed	
Bath	
Fixtures	3
Base Area (ft ²)	456
Total Area (ft ²)	688
Constuction	SIDING GRADE 1
Replacement Cost	\$46,178
Assessed	\$18,471

* Year Built = Actual / Effective



Sketch by Apes Sketch

Building 1

Appendages

Description	Area (ft ²)
ENCLOSED PORCH FINISHED	120
SCREEN PORCH UNFINISHED	112

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1910	1	\$3,000	\$1,200

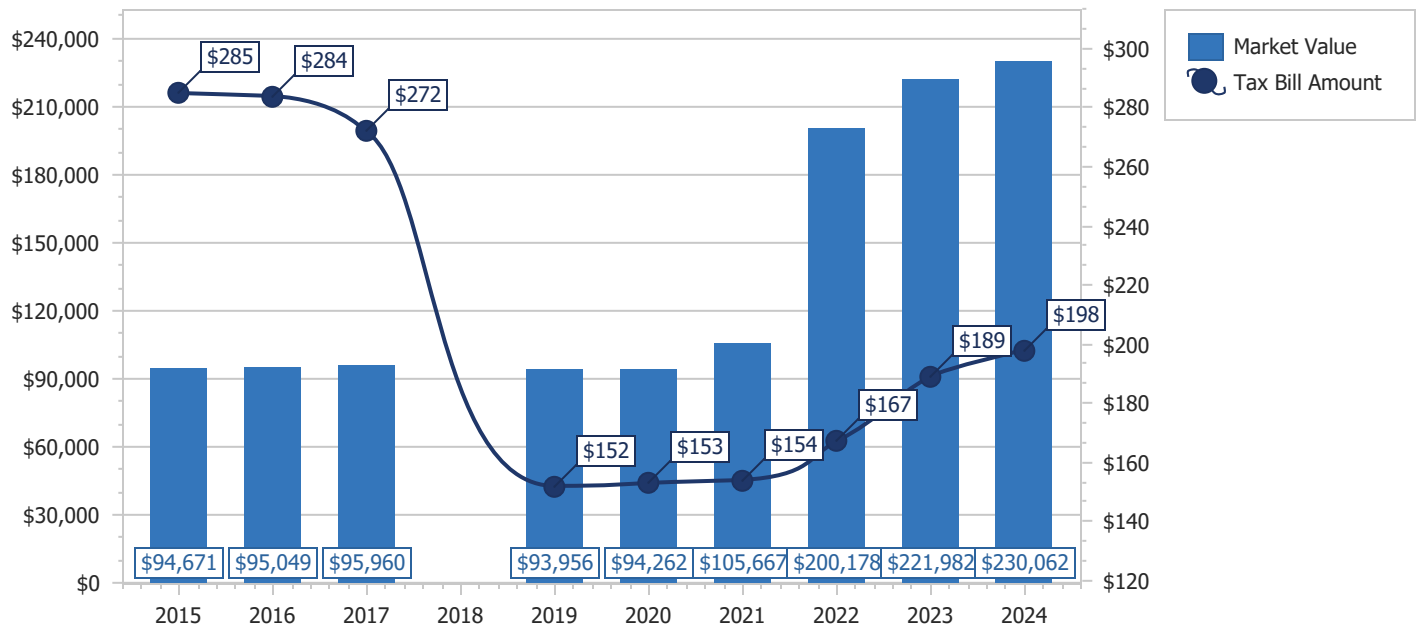
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 18

School Districts	
Elementary	Region 3
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	Station: 32 Zone: 321
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	WASTE PRO

Property Value History



Copyright 2025 © Seminole County Property Appraiser



**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandes@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 5/15/2025 1:05:57 PM
Project: 25-80000061
Credit Card Number: 47*****8663
Authorization Number: 049597
Transaction Number: 150525018-F8DB3596-D74C-42D8-8540-379902527447
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

SEMINOLE COUNTY GOVERNMENT
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
SANFORD, FLORIDA 32771

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, May 30, 2025, in order to place you on the Wednesday, June 4, 2025 meeting agenda.

MEETINGS ARE HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY). IF YOU WOULD LIKE TO REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR VIRTUALLY.

The DRC Agenda can be found [HERE](#).

PROJECT NAME:	SMITH PROPERTY - PRE-APPLICATION	PROJ #: 25-80000061
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/15/25	
RELATED NAMES:	EP DERRICK SMITH	
PROJECT MANAGER:	HILARY PADIN (407) 665-7377	
PARCEL ID NO.:	17-20-31-5AZ-0000-025C	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AN ALLIGATOR PROCESSING FACILITY ON 4.83 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF MELLONVILLE AVE, SOUTH OF PALM WAY	
NO OF ACRES	4.83	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	A-1	
LOCATION	ON THE EAST SIDE OF MELLONVILLE AVE, SOUTH OF PINE WAY	
FUTURE LAND USE	SE	
APPLICANT:	CONSULTANT:	
DERRICK SMITH 264 RUSKIN ST LAKE MARY FL 32746 (407) 235-4812 MRDERRICK2387@GMAIL.COM	N/A	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time-to-time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

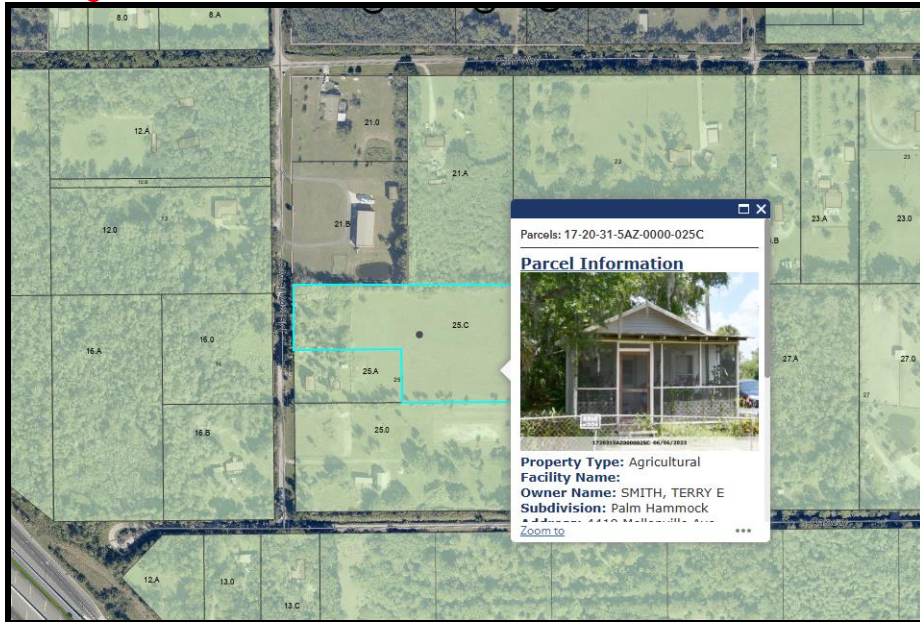
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- The subject property has a Suburban Estates (SE) Future Land Use designation and an A-1 (Agriculture) zoning classification.
- An animal processing facility is not a permitted use in the A-1 zoning district. This use is classified as a heavy manufacturing use, which does not qualify for a general use permit.
- The subject site is located within the City of Sanford's utility service area. Please contact the City at (407) 688-0000 to discuss annexation to develop this site.

PROJECT AREA ZONING AND AERIAL MAPS

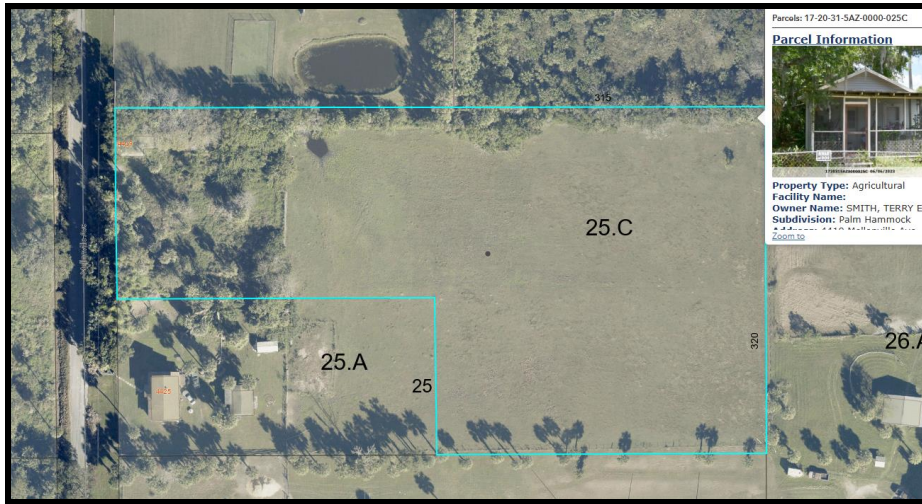
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	COMMENT
1	Buffers and CPTED	Buffer information can be found here: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU
2	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
3	Buffers and CPTED	A full buffer review will be done at time of site plan review.
4	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.
5	Comprehensive Planning	Future Land Use of SE (Suburban Estates) has a Maximum 1 DU/AC. Per Future Land Use Policy FLU 3.5.4 Suburban Estates: 1 Purpose and Intent The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses.
6	Comprehensive Planning	Per Future Land Use Policy FLU 3.5.4 Suburban Estates: 2 Uses a. Single family residences on a minimum of one acre; b. General rural uses; c. Houses of worship, country clubs (over 10 acres in size) and home occupations; d. Public elementary schools, public middle schools and public high schools; and e. Special exception uses such as adult congregate living facilities, group homes, mobile homes and accessory uses, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public utility structures Animal processing does not appear to be compatible with the Suburban Estates Future Land Use based on this.
7	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it.

8	Environmental Services	<p>If the City of Sanford cannot provide potable water service to this development, then a private potable water well will be needed to service it instead. To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents, have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.</p>
9	Environmental Services	<p>If the City of Sanford cannot provide sewer services to this development, then an onsite sewage treatment and disposal system (OSTDS) aka septic system would be needed to service it instead. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359, download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please be aware that special permitting and/or a permit variance with the Seminole County Health Department may be required depending on the chemicals used in the wastewater of the proposed processing facility. Per Florida Statutes Title XXIX, Chapter 381, Section 381.0065, Part (4) (i) 2 and 3: 2. Each person who owns or operates a business or facility in an area zoned or used for industrial or manufacturing purposes, or its equivalent, or who owns or operates a business that has the potential to generate toxic, hazardous, or industrial wastewater or toxic or hazardous chemicals, and uses an onsite sewage treatment and disposal system that is installed on or after July 5, 1989, must obtain an annual system operating permit from the [Health] department. A person who owns or operates a business that uses an onsite sewage treatment and disposal system that was installed and approved before July 5, 1989, does not need to obtain a system operating permit. However, upon change of ownership or tenancy, the new owner or operator must notify the [Health] department of the change, and the new owner or operator must obtain an annual system operating permit, regardless of the date that the system was installed or approved. 3. The [Health] department shall periodically review and evaluate the continued use of onsite sewage treatment and disposal systems in areas zoned or used for industrial or manufacturing purposes, or its equivalent, and may require the collection and analyses of samples from within and around such systems. If the [Health] department finds that toxic or hazardous chemicals or toxic, hazardous, or industrial wastewater have been or are being disposed of through an onsite sewage treatment and disposal system, the [Health] department shall initiate enforcement actions against the owner or tenant to ensure adequate cleanup, treatment, and disposal. Please contact the Seminole County branch of the Florida Department of Health by phone at 407-665-3604 or visit their website at: https://seminole.floridahealth.gov/programs-and-services/environmental-health/onsite-sewage-disposal/index.html for more information.</p>

10	Planning and Development	<p>INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.</p> <p>Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/</p>
11	Planning and Development	The subject property has a Suburban Estates (SE) Future Land Use designation and an A-1 (Agriculture) zoning classification.
12	Planning and Development	Per Section 30.6.3.1 of the SCLDC, light commercial and light industrial uses may be permitted by general use permit in the A-1, A-3, A-5 and A-10 zoning classifications. However, an animal processing facility is not a permitted use in the A-1 zoning district. An animal processing facility is a Special Exception use under the M-1 (Industrial) and M-2 (Heavy Industrial) zoning classifications. An animal processing facility is classified as a heavy manufacturing use, which does not qualify for a general use permit.
13	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
14	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.
15	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1
16	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"

17	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1
18	Public Works - Engineering	The proposed project is located within the Lake Jessup drainage basin.
19	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has very poorly draining soils.
20	Public Works - Engineering	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated, or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume. 24-hour storm event onsite without discharge if it is determined to be land locked. If appropriate outfall is determined the requirement may be reduced.
21	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope south.
22	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.
23	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .
24	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)
25	Public Works - Engineering	The road will have to be brought to county standard to Pine Way. 20' wide and 20' high unobstructed.

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin hpadin@seminolecountyfl.gov
Building Division	Jay Hamm jhamm@seminolecountyfl.gov
Comprehensive Planning	David German dgerman@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Planning and Development	Hilary Padin hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jennifer Goff jgoff@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton wwharton@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.shtml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.shtml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2025-526

Title:

RICHMOND COMMERCIAL- PRE-APPLICATION

Project Number: 25-80000056

Project Description: Proposed Rezone from A-1 to C-2 for office and retail stores on 1.85 acres located on the southeast corner of E SR 46 and Richmond Ave

Project Manager: Kaitlyn Apgar (407) 665-7377 (kapgar@seminolecountyfl.gov)

Parcel ID: 03-20-31-501-0B00-005D+

BCC District: 2-Zembower

Applicant: Farman Khan (773) 969-3940

Consultant: N/A



SEMINOLE COUNTY
 PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 25-80000056
 Received: 5/7/25
 Paid: 5/15/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: ~~Zoning and planning verification~~ Richmond Commercial
 PARCEL ID #(S): ~~03-20-31-501-0B00-005D~~ 03-20-31-501-0B00-005D, 03-20-31-501-0B00-005C
 TOTAL ACREAGE: ~~1~~ 1.85 BCC DISTRICT: 2: Zembower
 ZONING: ~~Commercial~~ A-1 FUTURE LAND USE: ~~Commercial, office, retail~~ Hipap

APPLICANT

NAME: Farman Khan COMPANY:
 ADDRESS: 1564 Peace Lily Way
 CITY: Oviedo STATE: FL ZIP: 32765
 PHONE: 773-969-3940 EMAIL: farman3741@hotmail.com

CONSULTANT

NAME: COMPANY:
 ADDRESS:
 CITY: STATE: ZIP:
 PHONE: EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☒ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: I plan on buying and using it for office use, retail stores.

STAFF USE ONLY

COMMENTS DUE: 5/23 COM DOC DUE: 5/29 DRC MEETING: 6/4

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1 FLU: HIPAP LOCATION: on the south side of SR 46,
W/S: City of Sanford BCC: 2: Zembower east of Richmond Ave

Agenda: 5/30

Hello

Requesting rezoning from A1 to C2.

Currently this is empty lot with trees and shrubs, likely agriculture land. I plan on developing the lot, remove the trees and make it commercial space if allowed.

I plan on building medical office and other retail stores, i.e. FedEx, UPS office, nail salon or coffee shops as examples if allowed. Publix is nearby at the intersection, almost 2 lots away.

I would like to know proximity of utilities, water and sewer lines

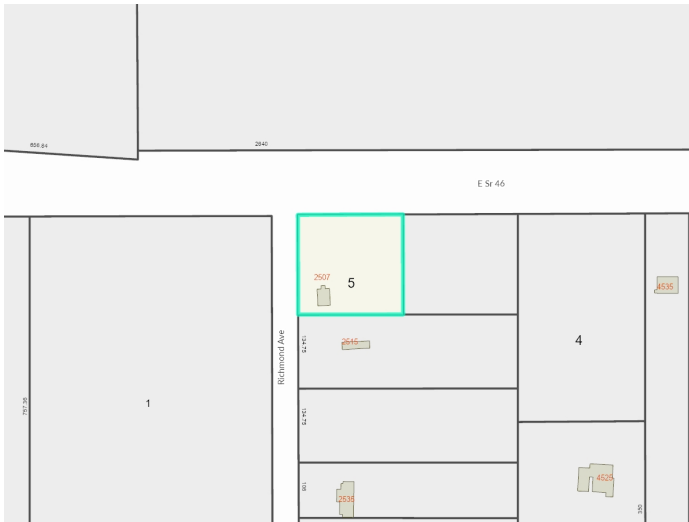


Property Record Card



Parcel: 03-20-31-501-0B00-005D
 Property Address: 2507 RICHMOND AVE SANFORD, FL 32773
 Owners: JOHNSON, REX H
 2025 Market Value \$132,162 Assessed Value \$58,262 Taxable Value \$58,262
 2024 Tax Bill \$1,024.98 Tax Savings with Non-Hx Cap \$488.76
 The 1 Bed/1 Bath Miscellaneous Residential property is 768 SF and a lot size of 0.88 Acres

Parcel Location



Site View



0320315010B00005D 05/11/2023

Parcel Information

Parcel	03-20-31-501-0B00-005D
Property Address	2507 RICHMOND AVE SANFORD, FL 32773
Mailing Address	13 VALENCIA RD DEBARY, FL 32713-3436
Subdivision	BROWNS SUBDIVISION OF BECK HAMMOCK
Tax District	01:County Tax District
DOR Use Code	07:Miscellaneous Residential
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$462	\$459
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$131,700	\$114,140
Land Value Agriculture	\$0	\$0
Just/Market Value	\$132,162	\$114,599
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$73,900	\$61,634
P&G Adjustment	\$0	\$0
Assessed Value	\$58,262	\$52,965

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,513.74
Tax Bill Amount	\$1,024.98
Tax Savings with Exemptions	\$488.76

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 JOHNSON, REX H

Legal Description

W 1/2 OF LOT 5 (LESS S 540.5 FT & RD) BLK B
BROWNS SUBD OF BECK HAMMOCK PB 1 PG
83

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$58,262	\$0	\$58,262
Schools	\$132,162	\$0	\$132,162
FIRE	\$58,262	\$0	\$58,262
ROAD DISTRICT	\$58,262	\$0	\$58,262
SJWM(Saint Johns Water Management)	\$58,262	\$0	\$58,262

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/1997	\$10,000	03345/0103	Improved	No
WARRANTY DEED	4/1/1981	\$100	01332/1400	Improved	No

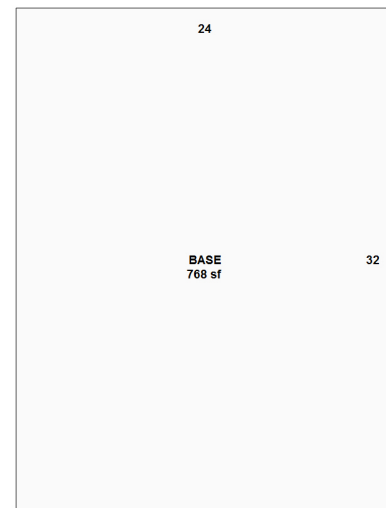
Land

Units	Rate	Assessed	Market
0.88 Acres	\$150,000/Acre	\$131,700	\$131,700

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1963
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft ²)	768
Total Area (ft ²)	768
Constuction	CONC BLOCK
Replacement Cost	\$822
Assessed	\$462

* Year Built = Actual / Effective



Building 1

Permits

Permit #	Description	Value	CO Date	Permit Date
----------	-------------	-------	---------	-------------

Extra Features				
Description	Year Built	Units	Cost	Assessed

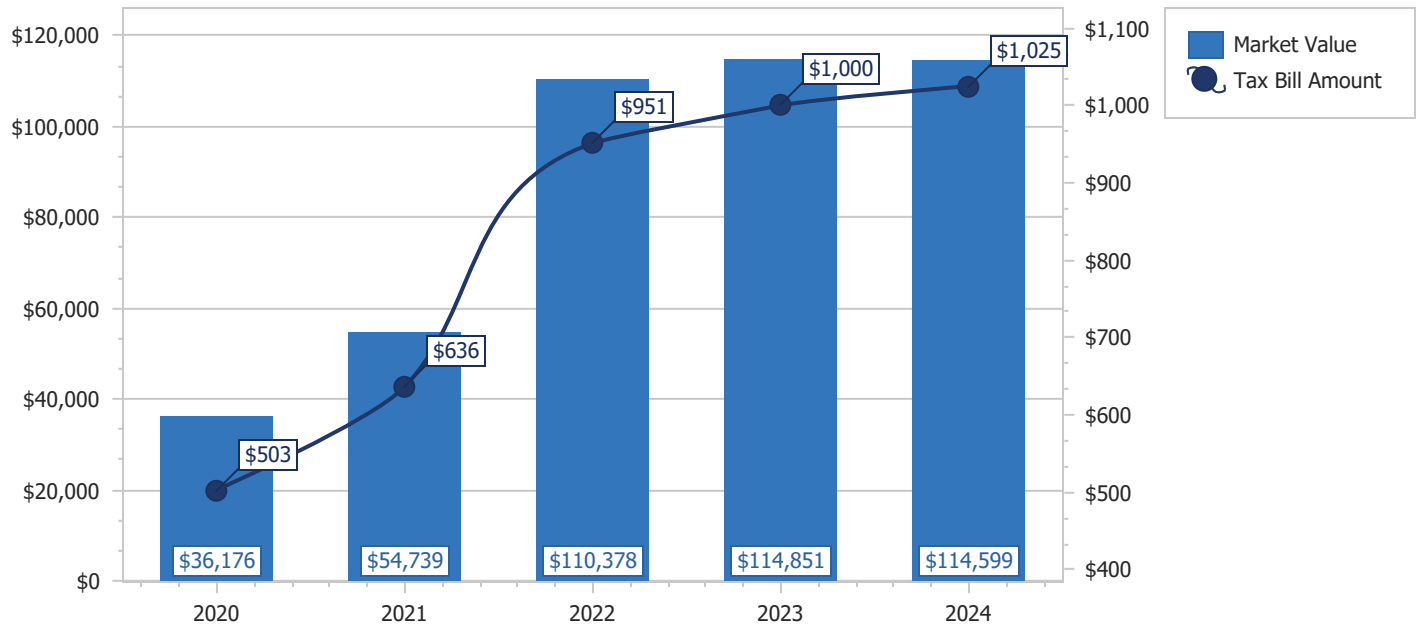
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPAP
Description	

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 18

School Districts	
Elementary	Region 3
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	Station: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



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Property Record Card



Parcel: 03-20-31-501-0B00-005C
 Property Address:
 Owners: FLANNAGIN, ALBERT J ENH LIFE EST
 2025 Market Value \$144,750 Assessed Value \$82,760 Taxable Value \$82,760
 2024 Tax Bill \$1,258.87 Tax Savings with Non-Hx Cap \$398.20
 Vacant Residential property has a lot size of 0.97 Acres

Parcel Location



Site View

Parcel Information

Parcel	03-20-31-501-0B00-005C
Property Address	
Mailing Address	165 HICKORY AVE ORANGE CITY, FL 32763-6012
Subdivision	BROWNS SUBDIVISION OF BECK HAMMOCK
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$144,750	\$125,450
Land Value Agriculture	\$0	\$0
Just/Market Value	\$144,750	\$125,450
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$61,990	\$50,214
P&G Adjustment	\$0	\$0
Assessed Value	\$82,760	\$75,236

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,657.07
Tax Bill Amount	\$1,258.87
Tax Savings with Exemptions	\$398.20

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

FLANNAGIN, ALBERT J ENH LIFE EST - Enhanced Life Estate

Legal Description

E 1/2 OF LOT 5 (LESS S 540.5 FT & RD) BLK B
BROWNS SUBD OF BECK HAMMOCK PB 1 PG
83

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$82,760	\$0	\$82,760
Schools	\$144,750	\$0	\$144,750
FIRE	\$82,760	\$0	\$82,760
ROAD DISTRICT	\$82,760	\$0	\$82,760
SJWM(Saint Johns Water Management)	\$82,760	\$0	\$82,760

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/30/2023	\$100	10536/0272	Improved	No
QUIT CLAIM DEED	7/1/2001	\$100	04161/0963	Vacant	No
WARRANTY DEED	12/1/1997	\$100	03345/0564	Vacant	No
WARRANTY DEED	2/1/1988	\$2,700	01930/1313	Vacant	No
WARRANTY DEED	4/1/1981	\$100	01332/1399	Vacant	No

Land

Units	Rate	Assessed	Market
0.97 Acres	\$150,000/Acre	\$144,750	\$144,750

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

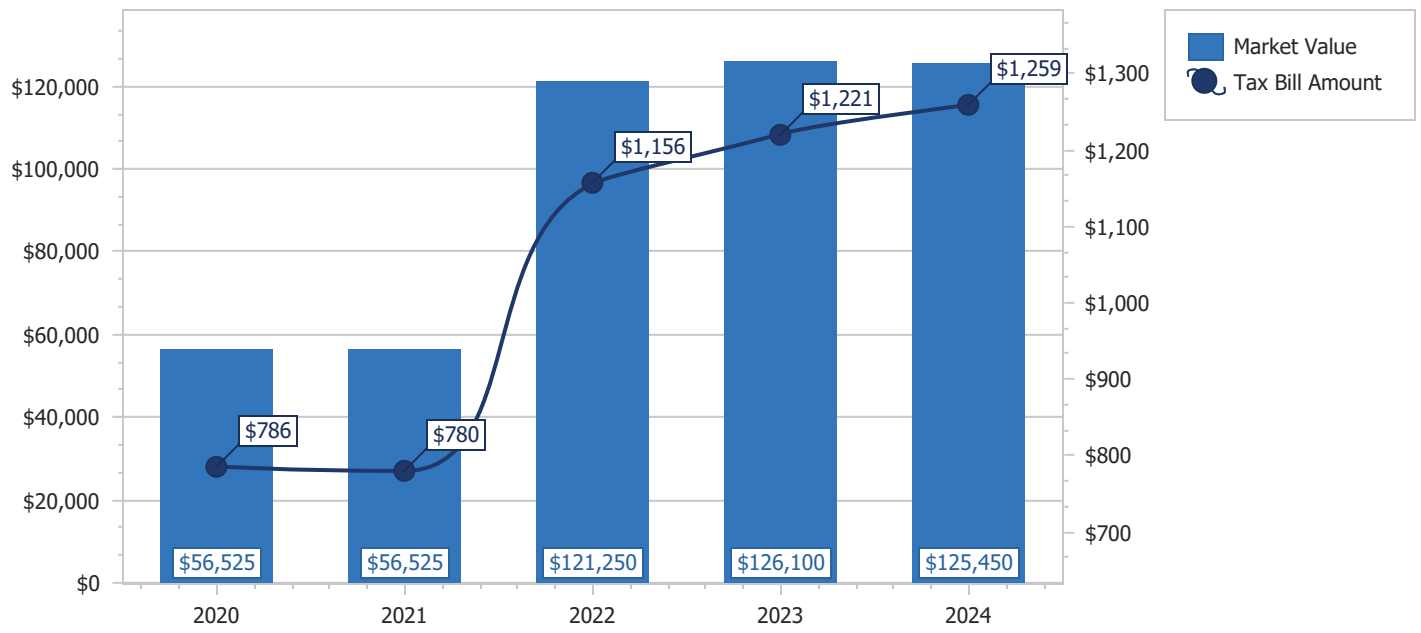
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPAP
Description	

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 18

School Districts	
Elementary	Region 3
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	Station: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandes@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 5/15/2025 9:25:11 PM
Project: 25-80000056
Credit Card Number: 41*****0430
Authorization Number: 080511
Transaction Number: 150525C1B-82730535-4D39-4F1D-BD7E-73BC7074072E
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

SEMINOLE COUNTY GOVERNMENT
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
SANFORD, FLORIDA 32771

The DRC Agenda can be found [HERE](#).

PROJECT NAME:	RICHMOND COMMERCIAL- PRE-APPLICATION	PROJ #: 25-80000056
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/08/25	
RELATED NAMES:	EP FARMAN KHAN	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	03-20-31-501-0B00-005D+	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO C-2 FOR OFFICE AND RETAIL STORES ON 1.85 ACRES LOCATED ON THE SOUTHEAST CORNER OF E SR 46 AND RICHMOND AVE	
NO OF ACRES	1.85	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF SR 46, EAST OF RICHMOND AVE	
FUTURE LAND USE-	HIPAP	
APPLICANT:	CONSULTANT:	
FARMAN KHAN 1564 PEACE LILY WAY OVIEDO FL 32765 (773) 969-3940 FARMAN3741@HOTMAIL.COM	N/A	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time-to-time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

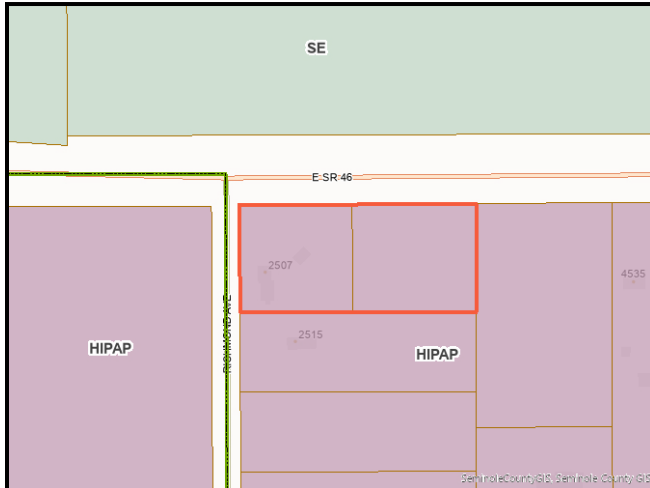
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

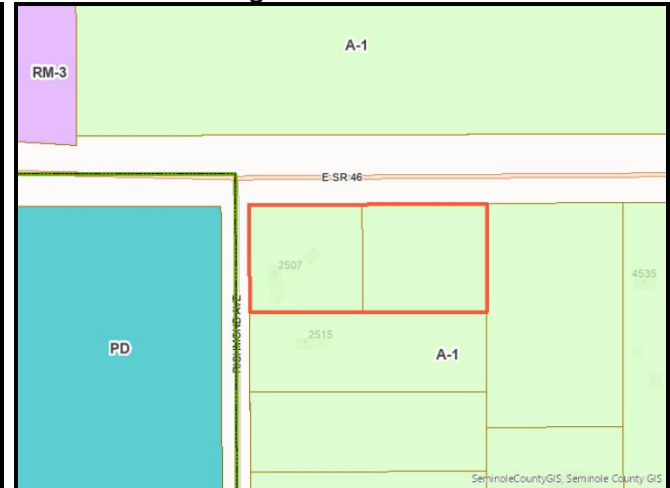
- The subject property has a Future Land Use (FLU) of High Intensity Planned Development- Airport (HIP-AP) and a zoning. designation of A-1 (Agriculture).
- The Future Land Use of HIP-AP is designed to provide for higher intensity airport supportive employment uses and mixed-use development that is compatible with the Orlando Sanford International Airport. The only zoning districts permitted in the HIP-AP FLU are PD (Planned Development) and Public Lands and Institutes (PLI).
- If you have not done so already, staff recommends reaching out to the City of Sanford to discuss utilities and any potential annexation possibilities.

PROJECT AREA ZONING AND AERIAL MAPS

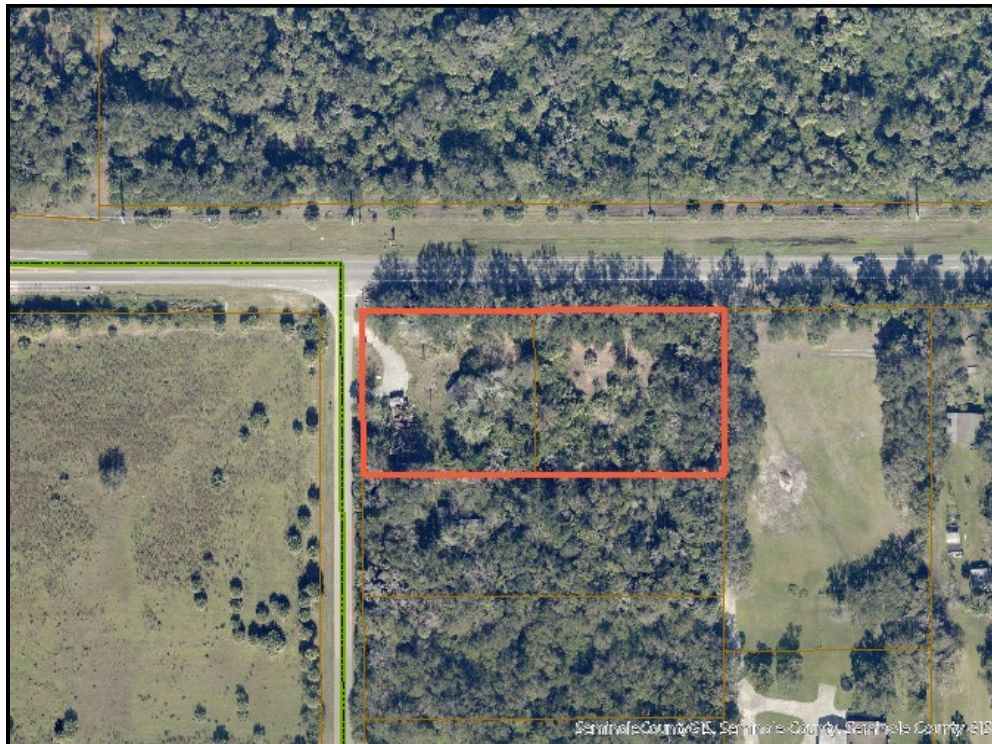
FLU: HIPAP



Zoning: A-1



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard buffer yard/widths are located at the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASC_BUOPSP_S30.14.5STBUPEAD . There are four plant unit group types to choose from, that is at the Applicant's discretion; however, if there are overhead power lines then Plant Group C is required. The groups are located at the following link https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASC_BUOPSP_S30.14.3BU	Info Only
3.	Buffers and CPTED	The landscape buffers are calculated based on the project intensity versus the surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASC_BUOPSP_S30.14.6DELAUSCLIN	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet, in order to calculate required buffers.	Info Only
5.	Buffers and CPTED	At the time of the Site Plan Approval, the Applicant will be required to demonstrate that all landscaped areas are 100 percent irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASC_BUOPSP_S30.14.18LAPLIRPLSURE	Info Only
6.	Buffers and CPTED	The applicable land use intensity of the proposed site will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASC_BUOPSP_S30.14.7REBU	Info Only

7.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
8.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
9.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
10.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
11.	Comprehensive Planning	Future Land Use of HIPAP which allows Maximum FAR of 1.0	Info Only
12.	Comprehensive Planning	Site is located in JPA sub-area 3, which says that the area will "provide for a commercial node to serve the eastern portion of the City." Per the Joint Planning Agreement, sites within the JPA area will be coordinated with the City of Sanford.	Info Only
13.	Comprehensive Planning	Site is located near the Sanford Airport and within the 60-65 DNL noise level area based on GIS Maps. Per the Sanford Airport Master plan, 6.15: FAA land use guidance indicates that virtually all noise sensitive land uses are compatible with noise levels below 65 DNL	Info Only
14.	Comprehensive Planning	The subject property has a HIP-AP (High Intensity Planned Development - Airport) Future Land Use (FLU) Designation. Per Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-AP) Permitted Uses and Locational Standards: The HIP-Airport area is designed to provide for higher intensity airport supportive employment uses and mixed-use development that is compatible with the operation and expansion of the Orlando Sanford International Airport (see Exhibit FLU: HIP Target Areas). The proposed use is consistent with the FLU. There does not appear to be any conflict with the County Comprehensive Plan. Allowable Zoning Districts in HIPAP are PD or PLI. A rezone to PD would be required.	Info Only
15.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.	Info Only
16.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
17.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
18.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only

19.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
20.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
21.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
22.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
23.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
24.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement.	Info Only
25.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
26.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
27.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
28.		At the time of the Final Development Plan as an Engineered Site Plan, or Final Engineering, or Site Plan review, the Developer will be required to provide the form from the FAA (Federal Aviation Administration) 7460-1 Notice of Proposed Construction. This form has been uploaded into the resources folder. Here is the link to the	

		form: https://www.faa.gov/forms/index.cfm/go/document.information/documentid/186273	
29.		<p>Structures or objects of growth that would exceed two-hundred (200) feet above ground level for any property within the bounds of the ten (10) mile radius and any Federal obstruction standards or the 14 CFR Part 77C (primary, horizontal, conical approach and transitional) airspace surfaces are required to submit an airport height permit (7460-1 Notice of Construction form). This form is required to be submitted to the County.</p> <p>The proposed site will be required to comply with the 14 CFR Part 77.9 https://www.ecfr.gov/current/title-14/chapter-I/subchapter-E/part-77/subpart-B/section-77.9.</p>	
30.	Planning and Development	<p>Based on the East Lake Mary Study, the subject property is located within the "Crossroads Commercial Corridor". The vision for this district is to provide a commercial node that serves the eastern part of Sanford, as well as regional traffic on both SR 46 and E. Lake Mary Blvd.</p> <p>Backage roads or connected parking areas should be encouraged with all new development or redevelopment to provide multiple access options while reducing curb cuts on major roadways.</p>	Info Only
31.	Planning and Development	<p>The subject project is adjacent to the Orlando Sanford International Airport. Seminole County Project Manager will coordinate review with the Orlando Sanford International Airport Area Planning Committee. Forms and information including the Airport Layout Plan, County, City, and Airport Area Interlocal Agreements, FAA forms, and Avigation Easement forms can be found at http://www.seminolecountyfl.gov/gm/devrev/pdf/AirportAreaDevelopmentProjects.pdf Airports (Part 61 Chapter 30)</p>	Info Only
32.	Planning and Development	The Future Land Use of HIPAP requires the property be rezoned to Planned Development (PD).	Info Only
33.	Planning and Development	<p>1st step- Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. <i>(Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP).</i></p> <p>2nd step- Approval of the Final Development Plan (FDP) and Developer's Commitment Agreement which is approved administratively. <i>(Per Sec. 30.8.5.9 –If Substantial Development has not occurred within 8 years of approval of the Master</i></p>	Info Only

		<p><i>Development Plan, the entitlements expire, and a rezone shall be required).</i></p> <p>Steps 2 & 3 may be submitted concurrently as the same plan (FDP/Site Plan); however, staff recommends the FDP not be submitted until the 1st step has been scheduled for BCC.</p> <p>Step 3 – Approval of Site Plan/Final Engineering Plans: If the development is to remain under single ownership and will not require a Plat, the Site Plan can be submitted concurrently with the FDP (FDP as an Engineered Site Plan). Staff recommends submitting after step one has been approved by BCC.</p>	
34.	Planning and Development	<p>Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</p>	Info Only
35.	Planning and Development	<p>Parking requirements are dependent on uses proposed. Please also see parking standards applicable to bicycle parking. Parking requirements can be found in SCLDC Part 64 Chapter 30, Part 11 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE</p>	Info Only
36.	Planning and Development	<p>The PD application shall include a narrative addressing the following: (1) How the proposed development addresses the goals of the Comprehensive Plan. (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development. (4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code. (5) Two or more of the Greater Benefit criteria as referenced in SCLDC Sec. 30.8.5.3 (b) https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.5PDPLDE</p>	Info Only
37.	Planning and Development	<p>A Rezone to PD (Planned Development) requires twenty-five (25) percent open space. Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features.</p> <p>Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria: (1)The pond shall be sodded or dressed with equivalent ground cover; and (2)The pond shall be accessible to all</p>	Info Only

		<p>employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables. (3)For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation. (4)For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASC_BUOPSP_S30.14.20PSP</p>	
38.	Planning and Development	<p>Additionally: Any proposed development under the PD ordinance must address the following goals:</p> <p>(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.</p> <p>(2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.</p>	Info Only
39.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
40.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
41.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
42.	Public Safety - Fire Marshal	<p>"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall</p>	Info Only

		provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
43.	Public Works - Engineering	The proposed project is located within the Lake Jesup drainage basin.	Info Only
44.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
45.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the predevelopment rate of discharge for the 25-year, 24-hour storm event if connecting to FDOT. Not that most likely you will have to connect to the FDOT ROW for your drainage outfall. An FDOT drainage connection permit would be required, or the site would have to hold the entire 25-year, 24-hour storm event onsite.	Info Only
46.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally east.	Info Only
47.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the east across the adjacent private property. Unless an FDOT drainage connection permit is received and the drainage is discharged to the north, there is not a positive legal outfall.	Info Only
48.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
49.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
50.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
51.	Public Works - Engineering	The Richmond Avenue roadway geometry meets County standards. The roadway structure meets County standards. Note that additional ROW may be needed to facilitate the required improvements.	Info Only
52.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway and 330' on a Collector or Arterial roadway or adjacent to a Collector or Arterial roadway. The site does not meet these requirements. The existing driveway closest to State Road 46 will have to be closed. The access is required to be moved as far south as possible. Full access will have to be evaluated. The site may be limited to right in and right out.	Info Only
53.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations. This is for both the property frontage on Richmond Avenue and State Road 46.	Info Only
54.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required if the trip generation for the proposed use is more than 50 weekday peak hour trips based in the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the	Info Only

		TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself.	
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AGENCY/DEPARTMENT REVIEWER CONTACT

This section shows the reviewers of this project from the various County agencies.

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2025-547

Title:

EAGLE VIEW COVE ESTATES - PRE-APPLICATION

Project Number: 25-80000059

Project Description: Proposed Subdivision for 6 single family residential lots on 6.15 acres in the A-1 Zoning District located on the north side of Eagle View Cv, east of Sipes Ave

Project Manager: Annie Sillaway (407) 665-7936 (asillaway@seminolecountyfl.gov)

Parcel ID: 16-20-31-300-0050-0000

BCC District: 2-Zembower

Applicant: Robert Rowland (321) 377-5102

Consultant: Elliot Shugan (407) 755-7588



SEMINOLE COUNTY
 PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 25-80000059

Received: 5/15/25

Paid: 5/15/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION

\$50.00

PROJECT

PROJECT NAME: Eagle View Cove Estates

PARCEL ID #(S): 16-20-31-300-0050-0000

TOTAL ACREAGE: 6.15 Acres

BCC DISTRICT: 2 - Jay Zembower

ZONING: A-1

FUTURE LAND USE: SE

APPLICANT

NAME: Robert Rowland

COMPANY: NA

ADDRESS: 4817 San Marino Circle

CITY: Lake Mary

STATE: FL

ZIP: 32746

PHONE: 321-377-5702

EMAIL: rrowland65@gmail.com

CONSULTANT

NAME: Elliot Shugan

COMPANY: The Shugan Group

ADDRESS: 1540 International Pkwy Suite 2000

CITY: Lake Mary

STATE: FL

ZIP: 32746

PHONE: 407-755-7588

EMAIL: elliot@the-shugan-group.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☒ SUBDIVISION
 ☐ LAND USE AMENDMENT
 ☐ REZONE
 ☒ SITE PLAN
 ☒ SPECIAL EXCEPTION

Description of proposed development: See Attachment

STAFF USE ONLY

COMMENTS DUE: 5/23

COM DOC DUE: 5/29

DRC MEETING: 6/4

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: SE

LOCATION: on the north side of Eagle View Cv,
east of Sipes Ave

W/S: City of Sanford

BCC: 2: Zembower

Agenda: 5/30

Description of Proposed Development (Detailed Narrative)

The proposed Eagle View Estates subdivision will consist of six one-acre home sites (200x200) as outlined on the attached site plan. The property owners are seeking permission to sub-divide parcel 16-20-31-300-0050-0000 (3160 Eagle View Cove) from one 6.15 acre lot to six one acre lots 200x200) for the construction of suburban estate homes ranging in price from \$1,000,000 to \$1,250,000. The homes will utilize well water and septic for waste.

The owners of parcel 20-31-300-0500-0000 also own the following adjacent properties:

- 3241 Eagle View Cove (16-20-31-300-005A-0000)
- 3121 Eagle View Cove (16-20-31-300-004A-0000)
- XXXX Eagle View Cove (16-20-31-300-004C-0000)
- 3845 Sipes Ave (16-20-31-300-0400-0000)

There are no immediate plans to develop these properties and will remain in its current status.

In addition to the parcels listed above, the property owners have a road named Eagle View Cove that enters the parcels off of Sipes Avenue. This road provides access to all the parcels listed above, including the property under review, 20-31-300-0500-0000. In addition to the request for six lots on parcel 20-31-300-0500-0000, the site development would include widening the current dirt road and improving it to a gravel road.

SIPES AVE

124

86

1

2A

20-31-300-0500-0000



3A

69
32

3795

3777

2

3

LOT 2

LOT 3

LOT 4

Lot 1
200' x 200'

Lot 6

Lot 5

North Lake
Jessup
Estates

Twin Palm Ct

Eagle View Cove Road

Easement

87.0

87

CC → 16-20-31-300-004A-0000

4A

16-20-31

5A

16-20-31-300-005A-0000

-300-004A-0000

16-20-31-300-0400-0000

4

1
90

87.8

Property Record Card



Parcel: 16-20-31-300-0050-0000
 Property Address: 3160 EAGLE VIEW CV SANFORD, FL 32773
 Owners: EAGLE VIEW COVE TIC D LLC; EAGLE VIEW COVE TIC R LLC
 2025 Market Value \$364,460 Assessed Value \$364,460 Taxable Value \$364,460
 2024 Tax Bill \$4,810.82

The 2 Bed/1 Bath Mobile/Manufactured Home property is 552 SF and a lot size of 6.15 Acres

Parcel Location



Site View



16203130000500000 06/06/2023

Parcel Information

Parcel	16-20-31-300-0050-0000
Property Address	3160 EAGLE VIEW CV SANFORD, FL 32773
Mailing Address	C/O ROWLAND , ROBERT 4817 SAN MARINO CIR LAKE MARY, FL 32746-2606
Subdivision	
Tax District	01:County Tax District
DOR Use Code	02:Mobile/Manufactured Home
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$7,697	\$7,445
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$356,763	\$356,763
Land Value Agriculture	\$0	\$0
Just/Market Value	\$364,460	\$364,208
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$364,460	\$364,208

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,810.82
Tax Bill Amount	\$4,810.82
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

EAGLE VIEW COVE TIC D LLC - Tenants in Common :50
 EAGLE VIEW COVE TIC R LLC - Tenants in Common :50

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 16 TWP 20S RGE 31E
N 368.5 FT OF SE 1/4 OF NW
1/4 OF NW 1/4
&
LOT 87 S & W OF STREAM (LESS
S 295 FT)
SANFORD CELERY DELTA
PB 1 PGS 75 & 76

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$364,460	\$0	\$364,460
Schools	\$364,460	\$0	\$364,460
FIRE	\$364,460	\$0	\$364,460
ROAD DISTRICT	\$364,460	\$0	\$364,460
SJWM(Saint Johns Water Management)	\$364,460	\$0	\$364,460

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/14/2023	\$500,000	10473/1493	Vacant	Yes
WARRANTY DEED	4/1/2016	\$165,000	08665/1634	Vacant	Yes
WARRANTY DEED	8/1/2005	\$200,000	06080/1596	Improved	Yes
PROBATE RECORDS	8/1/2005	\$100	06080/1594	Improved	No
WARRANTY DEED	4/1/1982	\$100	01389/0340	Vacant	No

Land

Units	Rate	Assessed	Market
5.58 Acres	\$57,000/Acre	\$318,231	\$318,231
0.68 Acres	\$57,000/Acre	\$38,532	\$38,532

Building Information	
#	1
Use	MOBILE HOME
Year Built*	1971
Bed	2
Bath	1.0
Fixtures	3
Base Area (ft²)	552
Total Area (ft²)	552
Constuction	MOBILE HOMES AVG
Replacement Cost	\$19,243
Assessed	\$7,697



Search by Area Search

Building 1

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
12443	SHED	\$6,100		8/1/2018

Extra Features				
Description	Year Built	Units	Cost	Assessed

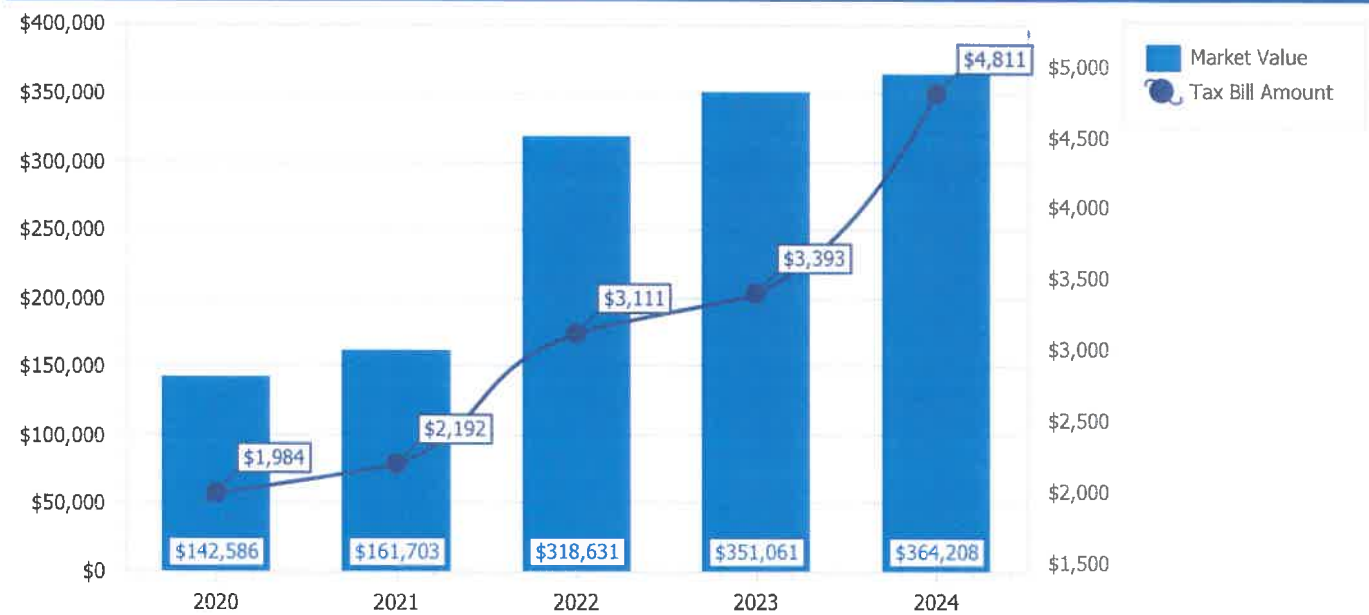
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 3
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 18

Utilities	
Fire Station #	Station: 41 Zone: 413
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandes@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 5/15/2025 2:10:42 PM
Project: 25-80000059
Credit Card Number: 44*****0922
Authorization Number: 015457
Transaction Number: 150525C19-8885E362-2829-4B33-94FB-0A3E07876AA1
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

SEMINOLE COUNTY GOVERNMENT
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	EAGLE VIEW COVE ESTATES - PRE-APPLICATION	PROJ #: 25-80000059
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/15/25	
RELATED NAMES:	EP ELLIOT SHUGAN	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	16-20-31-300-0050-0000	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR 6 SINGLE FAMILY RESIDENTIAL LOTS ON 6.15 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF EAGLE VIEW CV, EAST OF SIPES AVE	
NO OF ACRES	6.15	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF EAGLE VIEW CV, EAST OF SIPES AVE	
FUTURE LAND USE-	SE	
APPLICANT:	CONSULTANT:	
ROBERT ROWLAND 4817 SAN MARINO CIR LAKE MARY FL 32746 (321) 377-5102 RROWLAND65@GMAIL.COM	ELLIOT SHUGAN THE SHUGAN GROUP 1540 INTERNATIONAL PKWY STE 20 LAKE MARY FL 32746 (407) 755-7588 ELLIOT@THESHUGANGROUP.COM	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time-to-time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

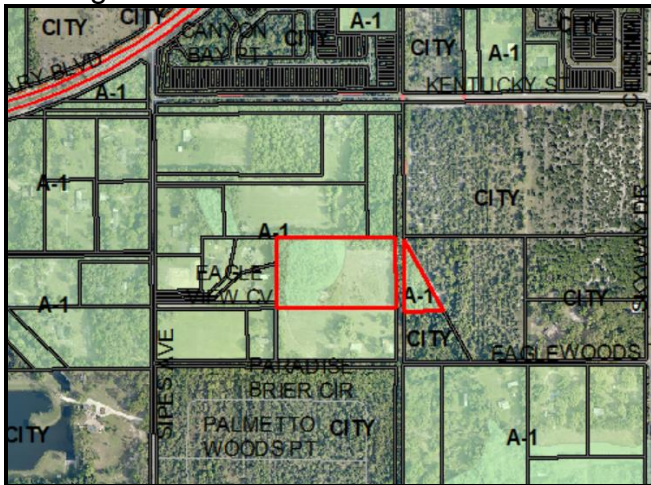
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

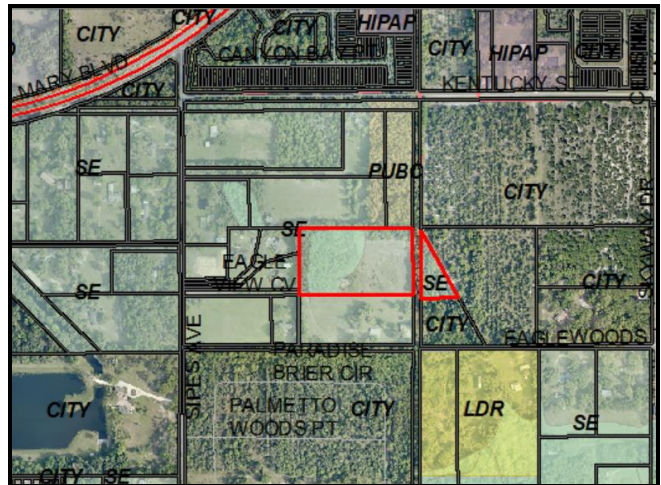
- The subject property has a Future Land Use of Suburban Estates with A-1 (Agriculture) zoning.
- Eagle View Cove is an access easement that is privately owned by a separate property owner. The Applicant cannot subdivide land in the urban area off an access easement.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECO LADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Library Comment Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes. No action required at this time.	Info Only
4.	Comprehensive Planning	The subject properties has a Future Land Use Designation of Suburban Estates (SE), which allows one dwelling unit per one net buildable acre.	Info Only
5.	Comprehensive Planning	The property is located within subarea 4 of the Seminole County/ Sanford Joint Planning Area. The proposed project appears consistent with the JPA.	Info Only
6.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it.	Info Only
7.	Environmental Services	If the City of Sanford is not able to service potable water to the proposed lots, then potable water wells will be needed to service them instead. To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents , have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.	Info Only
8.	Environmental Services	If the City of Sanford is not able to service sanitary sewer to the proposed lots, then onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service them instead. Per House Bill 1379, these OSTDS would have to be enhanced nutrient-reducing (ENR) OSTDS since it will be new construction, on lots one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application	Info Only

		form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on development limitations, septic system sizing, standards, and any other questions/concerns that you may have.	
9.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
10.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
11.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
12.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
13.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
14.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
15.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of preserved non-specimen trees preserved on site	Info Only

		shall count one (1) to one (1) toward meeting the total replacement requirement.	
16.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
17.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
18.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
19.	Natural Resources	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Info Only
20.	Natural Resources	According to the county wetland maps, wetlands are possibly located on the western side of the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
21.	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.	Info Only
22.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
23.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
24.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com	Info Only

		Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	
25.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
26.	Planning and Development	The building setbacks for the A-1 (Agriculture) zoning district are: Front yard: Fifty (50) feet, Rear yard: Thirty (30) feet, Side Yard: Ten (10) feet, Side Street: Fifty (50) feet.	Info Only
27.	Planning and Development	The proposed use of single family dwellings are permitted in current A-1 (Agriculture) Zoning District designation.	Info Only
28.	Planning and Development	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml .	Info Only
29.	Planning and Development	Your project is a residential development within the Avigation Easement boundary and will require you to file an Avigation Easement in the Seminole County Public Records. The Avigation Easement is required at the time of the review of the Final Plat.	Info Only
30.	Planning and Development	The subject property is adjacent to the City of Sanford. Seminole County has provided an intergovernmental notice to the City of Sanford.	Info Only

31.	Planning and Development	Parking requirements: Residential Unit: 1,000 square feet or greater - 2 parking space/dwelling unit.	Info Only
32.	Planning and Development	The subject site has a Suburban Estates Future Land Use designation which allows a maximum density of one (1) dwelling unit per net buildable acre.	Info Only
33.	Planning and Development	Net Buildable definition: The total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Info Only
34.	Planning and Development	Eagle View Cove is an access easement that is privately owned by a separate property owner. The Applicant cannot subdivide land in the urban area off an access easement.	Info Only
35.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
36.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
37.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
38.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than	Info Only

		21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
39.	Public Safety - Fire Marshal	Future building shall require: Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
40.	Public Safety - Fire Marshal	Future building shall require: Please verify the composition of the fire department access road (driveway) to the structure. This shall be a compacted all weather surface and comprised of asphalt, concrete, millings, etc. It shall not consist of sugar sand. NFPA 1, 18.2.3.4.2	Info Only
41.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
42.	Public Works - Engineering	The proposed project is located within the Lake Jesup drainage basin.	Info Only
43.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
44.	Public Works - Engineering	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated, or the site will have to hold the entire 25-year, 24-hour storm event volume onsite without discharge. Discharge across other private property or to the roadway without an appropriate drainage system does not qualify.	Info Only
45.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally east and south.	Info Only
46.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to across several private properties and then to the roadway drainage system.	Info Only
47.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
48.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a	Info Only

		total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	
49.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
50.	Public Works - Engineering	All lots are required to be on a right of way (ROW) to County Standard. This means that the ROW needs to be 46' minimum if curb and gutter is used. It is required to be 60' - 70' if it is open ditch drainage. The Eagle View Cove does not appear to be owned by this development. This is not a public ROW. Note that the ROW to the east of the development is a ditch and is not large enough to develop off of. Twin Palm Ct is a part of the 3 lots from the minor plat and would not be able to be used.	Info Only
51.	Public Works - Engineering	The roadway geometry does not appear to meet the 20' County standards. The roadway structure may not meet County standards. Both will have to be met to develop the subdivision if they do not currently meet standards.	Info Only
52.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements. Note that there does not appear to be County Standard width Right-of-way to the site.	Info Only
53.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
54.	Public Works - Engineering	A minimum three (3) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies.

DEPARTMENT	STATUS	REVIEWER
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Comprehensive Planning	Review Complete	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.shtml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.shtml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT	www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100 www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800 www.sjrwmd.com
Health Department	Septic	(407) 665-3621

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org